



CASE COVER SHEET

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 Dial Ln Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Amanda Dailey

APPLICANT _____

CONTACT PERSON Amanda Dailey

CONTACT PERSON _____

ADDRESS 817 marathon Ct

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (469) 360-2223

PHONE _____

E-MAIL ars_0715@yahoo.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

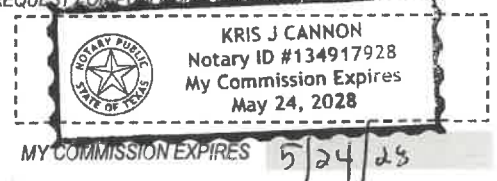
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Dailey

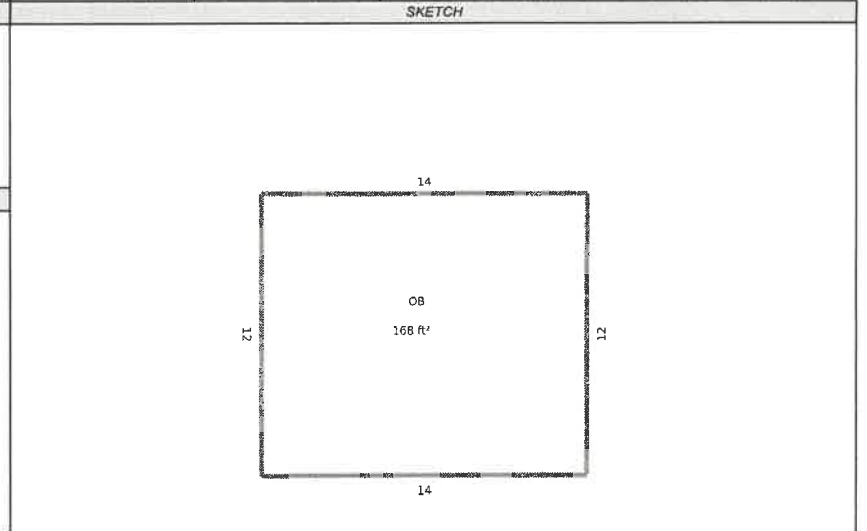
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474 TYPE: R DBA: GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3 Ref ID1: AS CODE: A0183 MAPSCO: Ref ID2: R12214 SUBTYPE: RES TIF: MKT AREA: N0077-2017 SUB MKT: EFF DATE: LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local	DEVENNEY DIANA 2944 PEGASUS DR GARLAND TX 75044	65577 100.00%		CRW 100.00 GRW 100.00 SRW 100.00 CAD 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	0 150,000 150,000 0 150,000 0 0 150,000	314 185,724 186,038 0 186,038 0 6,038 180,000

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

BUILDING PERMITS					
B#	ISSUE DT	PERM #	TYPE	ACTIVE EST VAL APPR	BUILDER COMMENT
INCOME APPROACH DATA					
GBA:	0	UNITS:	0		
NRA:	0	RENT:	0		
APPEAL HISTORY					
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
2023	89042	A	DECA-CAD	DEVENNEY DIANA	2023-07-03
2022	3780	A	DECISION.A	DEVENNEY DIANA	2022-07-07
2020	23177	A	DECA-CAD	DEVENNEY DIANA	2020-06-03



SALES HISTORY				DEED HISTORY						
DATE	TYPE	QUAL SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
1997-06-15	WD				1997-06-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
1982-05-24	OT				1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES								
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE	
OB	OUT BUILDING	Ind-1	OB3	168	3.00	0	1	1975	1975		*	504	39.00	100.00	100.00	100.00	100.00	0.39	197								
1	OUT BUILDING	12 X 14	STCD: A1	168	Area:	0		Homesite	Y (100.00%)			504	AS Code:	100.00%	Market Area:	100.00%			197								
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																			
P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																											
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE								
ST	STORAGE	Ind-1	ST3	100	3.00	0	1	1975	1975		*	300	39.00	100.00	100.00	100.00	100.00	0.39	117								
2	METAL STORAGE	10 X	STCD: A1	100	Area:	0		Homesite	Y (100.00%)			300	AS Code:	100.00%	Market Area:	100.00%			117								
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																			
P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																											

LAND VALUATION														LAND ADJUSTMENTS				PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740 ac	210000.00	0.600			A	185,724					No			0.00	0	
	A								AS Code:	100.00%	Market Area:	100.00%			185,724										0





ROCKWALL PROPERTY CORPORATION,
AN OREGON CORPORATION
VOL. 444, PG. 146
D.R.R.C.T.

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

SURVEY PLAT



FIRM REGISTRATION NO. 10194388

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 205 DIAL LANE in the city of ROCKWALL Texas.

BEING all that certain lot, tract or parcel of land situated in the G.W. Ridlin Survey, Abstract No. 183 and the Nathan Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being a tract of land described in deed to D. Richard Devenney and wife, Diana Devenney, recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post for corner in the South line of Rockwall Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 146 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 2020000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

THENCE South 00 deg. 55 min. 36 sec. West, a distance of 98.22 feet to a fence post for corner at an all corner of said F&F Holdings I, LTD tract;

THENCE North 89 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.96 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

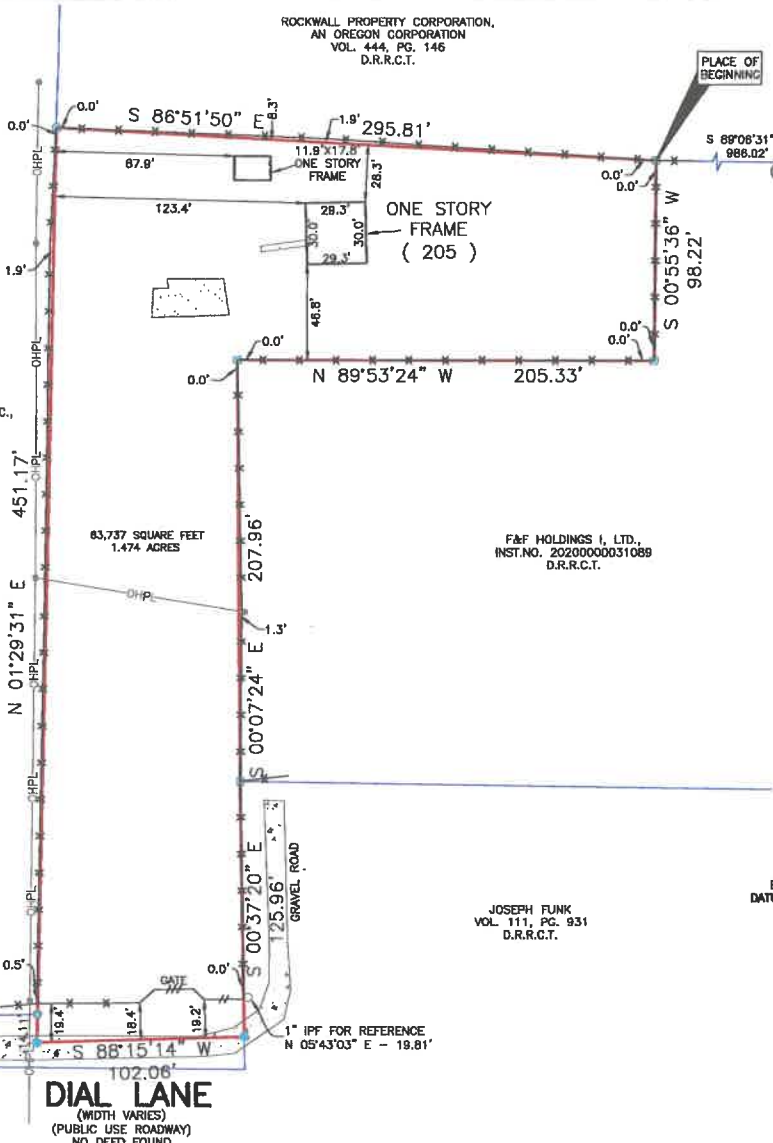
THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.96 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.06 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 2022000022789 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

THENCE South 86 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the PLACE OF BEGINNING and containing 63,737 square feet or 1.474 acres of land.

QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022789
D.R.R.C.T.



F&F HOLDINGS I, LTD.,
INST.NO. 2020000031089
D.R.R.C.T.

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plot herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 09-27-2023
G. F. No.: N/A
Job no.: 202308160

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DREW DEVENNEY
Drawn by: BM REVISD-10-09-2024-CORRECTED LEGAL

LEGEND	
WOOD FENCE ---	IRON FENCE ---
CHAIN LINK ---	WIRE FENCE ---
CM ---	CONTRROLLING MONUMENT
WVD ---	MONUMENTS OF RECORD (WIGNY)
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
FENCE POST FOUND 1"	
1" IRON PIPE FOUND	
1" IRON PIPE FOUND	
POWER FOR CORNER EN	ELECTRIC METER
CABLE	ELECTRIC
CLEAN OUT	POOL EQUIP
GAS METER	POWER POLE
FIRE HYDRANT	TELEPHONE
LIGHT POLE	WATER METER
MANHOLE	WATER VALVE
(UNLESS OTHERWISE NOTED)	



[Signature]

SW CORNER OF
QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022789
D.R.R.C.T.

DIAL LANE
(WIDTH VARIES)
(PUBLIC USE ROADWAY)
NO DEED FOUND

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 Dial Ln Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Amanda Dailey

APPLICANT _____

CONTACT PERSON Amanda Dailey

CONTACT PERSON _____

ADDRESS 817 marathon Ct

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (469) 360-2223

PHONE _____

E-MAIL ars_0715@yahoo.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

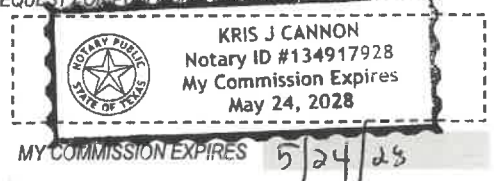
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Dailey


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-053: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District

0 45 90 180 270 360 Feet

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

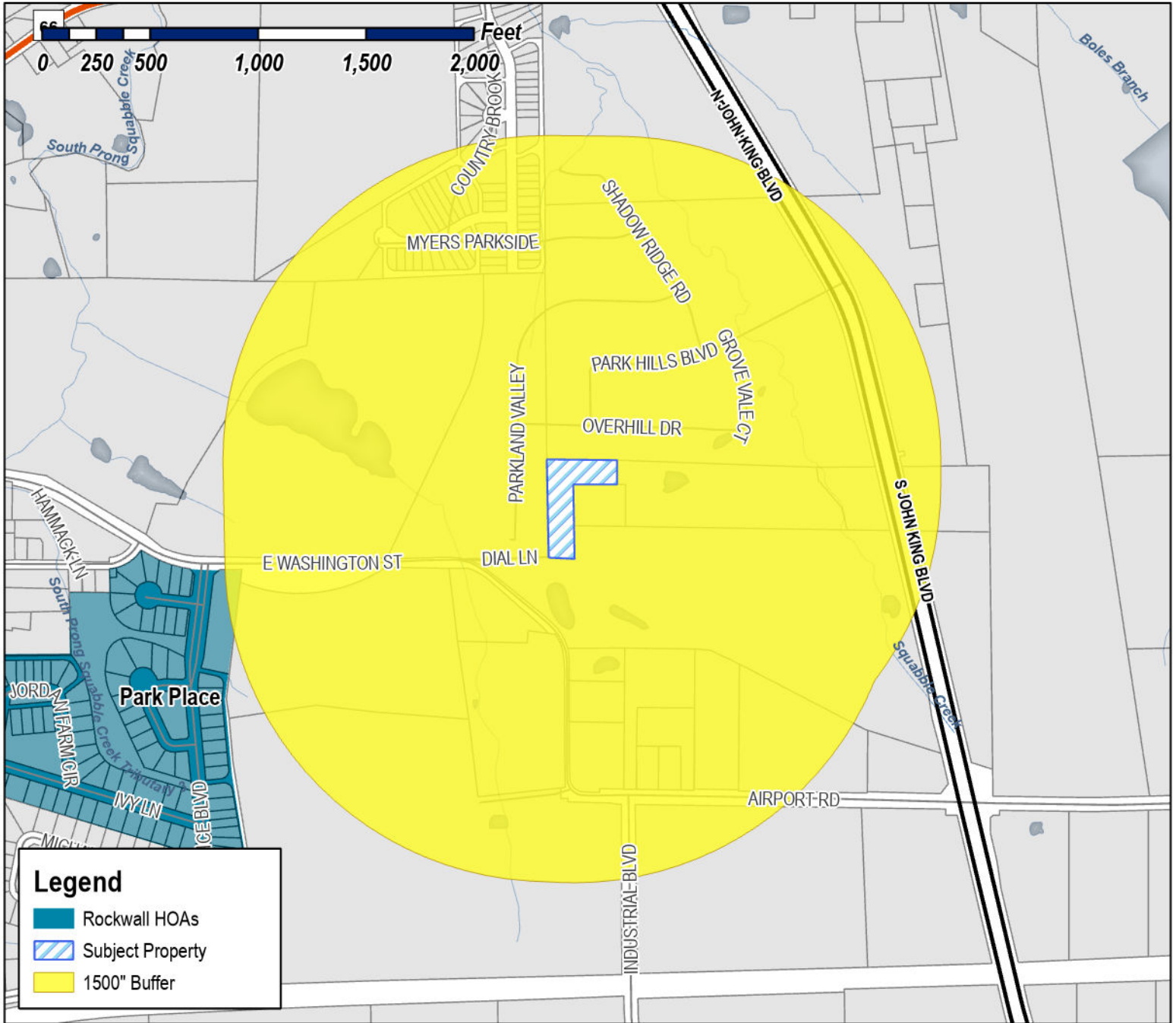




City of Rockwall

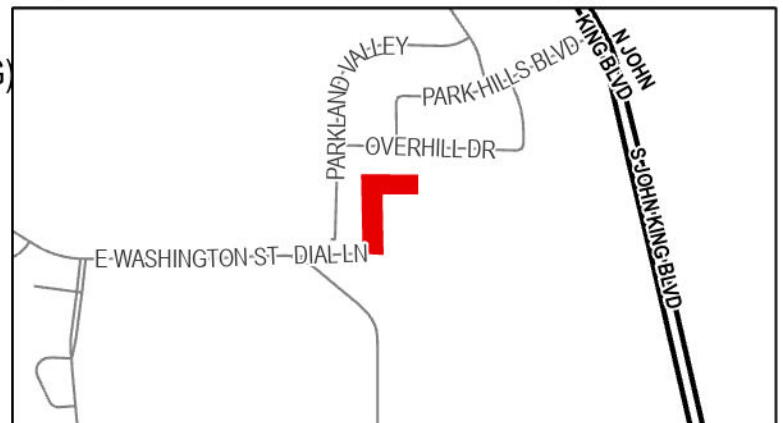
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-053
Case Name: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street

Date Saved: 11/5/2024
 For Questions on this Case Call (972) 771-7745

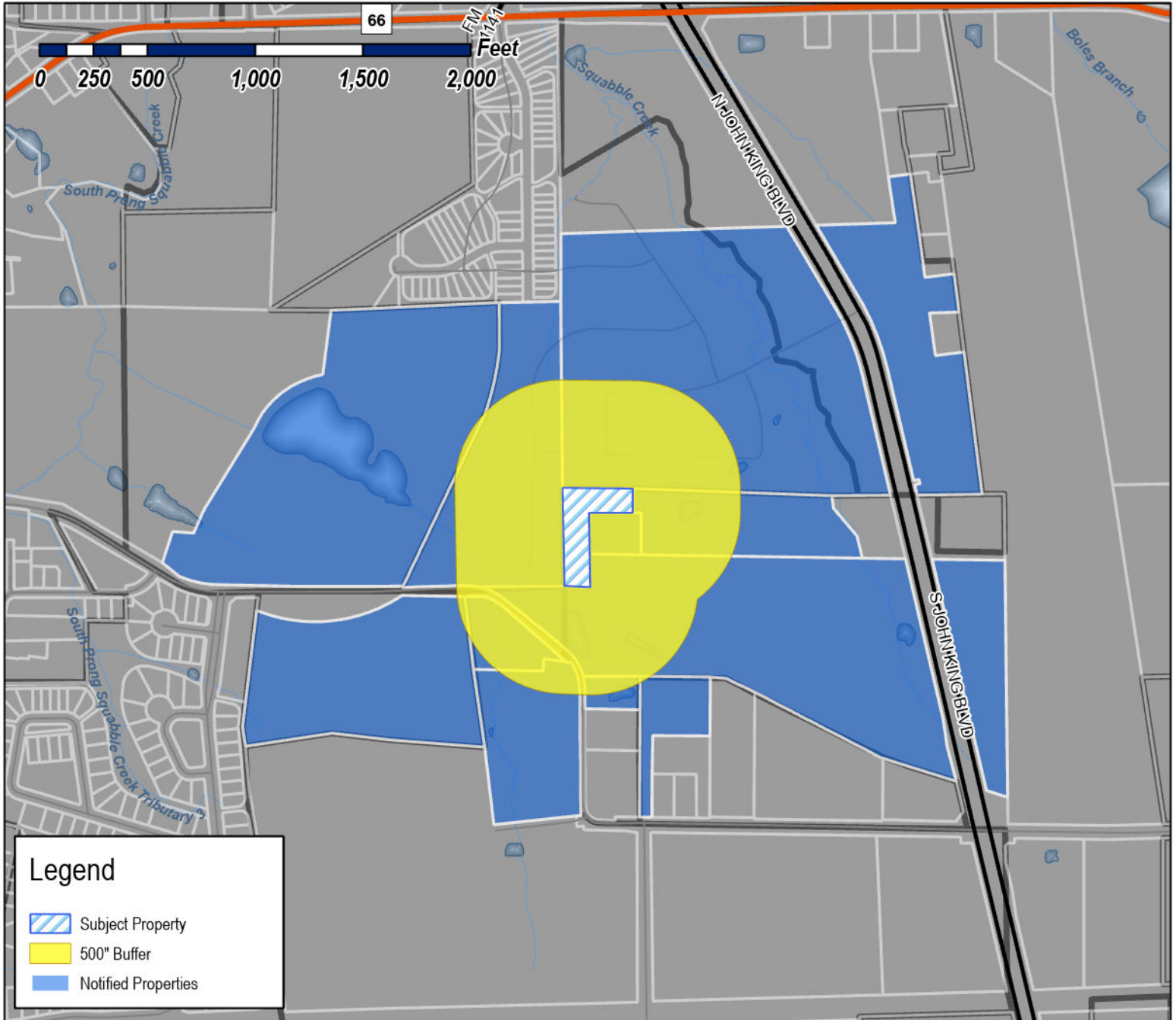




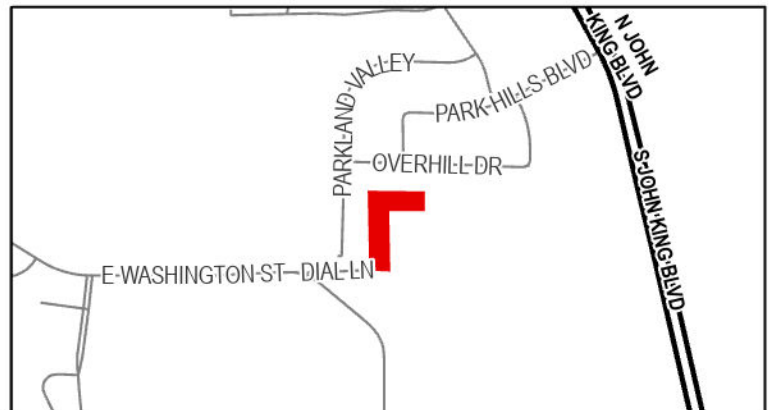
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-053
Case Name: Zoning Change from AG to SF-10
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street



Date Saved: 11/18/2024

For Questions on this Case Call: (972) 771-7745

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

THE CHILDREN'S ADVOCACY CENTER FOR
ROCKWALL CTY
1350 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ZAPH & ATH PROPERTIES LLC
929 ANNA CADE RD.
ROCKWALL, TX 75087

CROSSPOINT COMMUNITY CHURCH
P.O. BOX 1015
ROCKWALL, TX 75087

RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
205 DIAL
ROCKWALL, TX 75087

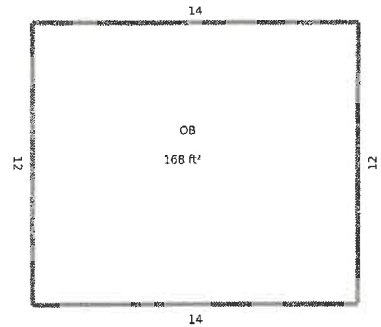
RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
1505 AIRPORT RD
ROCKWALL, TX 75087

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474 TYPE: R DBA: GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3 Ref ID1: AS CODE: A0183 MAPSCO: Ref ID2: R12214 SUBTYPE: RES TIF: MKT AREA: N0077-2017 SUB MKT: EFF DATE: LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local	DEVENNEY DIANA 2944 PEGASUS DR GARLAND TX 75044	65577 100.00%		CRW 100.00 GRW 100.00 SRW 100.00 CAD 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	0 150,000 150,000 0 150,000 0 0	314 185,724 186,038 0 186,038 0 6,038 180,000

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

BUILDING PERMITS					
B#	ISSUE DT	PERM #	TYPE	ACTIVE EST VAL APPR	BUILDER COMMENT
INCOME APPROACH DATA					
GBA:	0	UNITS:	0		
NRA:	0	RENT:	0		
APPEAL HISTORY					
YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
2023	89042	A	DECA-CAD	DEVENNEY DIANA	2023-07-03
2022	3780	A	DECISION.A	DEVENNEY DIANA	2022-07-07
2020	23177	A	DECA-CAD	DEVENNEY DIANA	2020-06-03



SALES HISTORY				DEED HISTORY						
DATE	TYPE	QUAL SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
1997-06-15	WD				1997-06-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
1982-05-24	OT				1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES								
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE	
OB	OUT BUILDING	Ind-1	OB3	168	3.00	0	1	1975	1975		*	504	39.00	100.00	100.00	100.00	100.00	0.39	197								
1	OUT BUILDING	12 X 14	STCD: A1	168	Area:	0		Homesite	Y (100.00%)			504	AS Code:	100.00%	Market Area:	100.00%			197								
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																			
P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																											
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE								
ST	STORAGE	Ind-1	ST3	100	3.00	0	1	1975	1975		*	300	39.00	100.00	100.00	100.00	100.00	0.39	117								
2	METAL STORAGE	10 X	STCD: A1	100	Area:	0		Homesite	Y (100.00%)			300	AS Code:	100.00%	Market Area:	100.00%			117								
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																			
P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																											

LAND VALUATION														LAND ADJUSTMENTS				PRODUCTIVITY VALUATION						
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740	ac	210000.00	0.600		A	185,724					No			0.00	0
	A										AS Code:	100.00%	Market Area:	100.00%	185,724									0





ROCKWALL PROPERTY CORPORATION,
AN OREGON CORPORATION
VOL. 444, PG. 146
D.R.R.C.T.

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

SURVEY PLAT



FIRM REGISTRATION NO. 10194386

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 205 DIAL LANE in the city of ROCKWALL Texas.

BEING all that certain lot, tract or parcel of land situated in the G.W. Ridlin Survey, Abstract No. 183 and the Nathan Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being a tract of land described in deed to D. Richard Devenney and wife, Diana Devenney, recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post for corner in the South line of Rockwall Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 146 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 2020000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

THENCE South 00 deg. 55 min. 36 sec. West, a distance of 98.22 feet to a fence post for corner at an all corner of said F&F Holdings I, LTD tract;

THENCE North 89 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.96 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

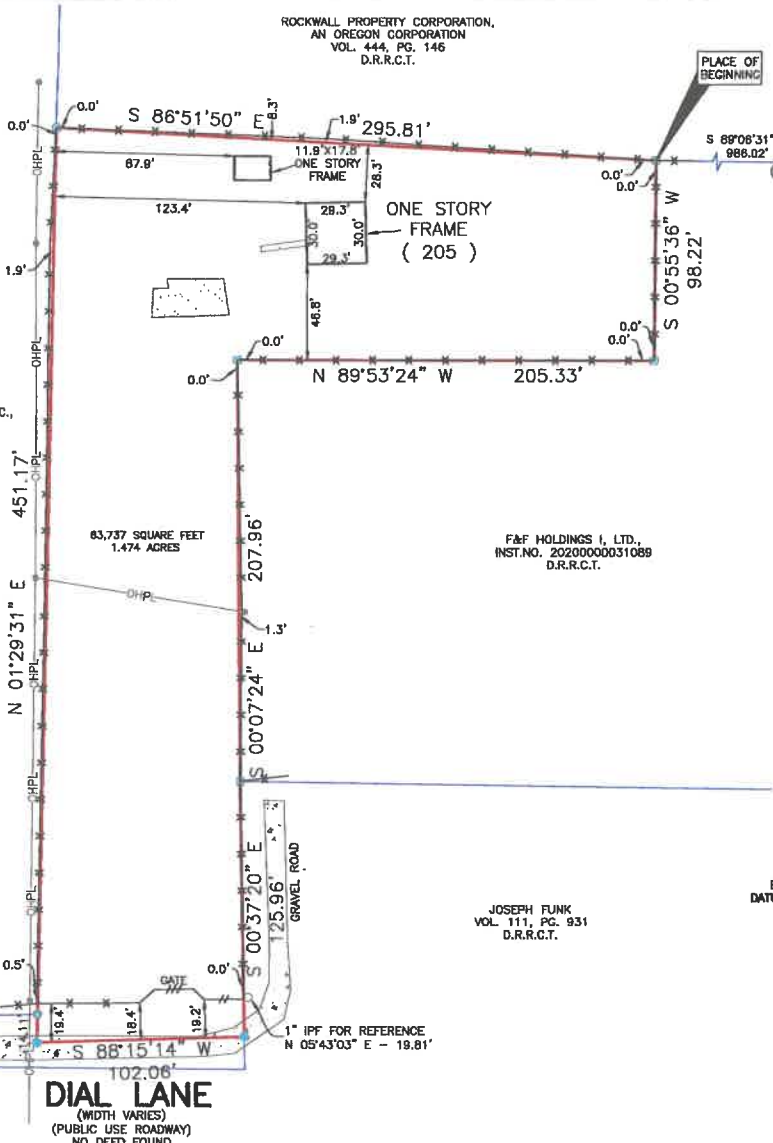
THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.96 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.06 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 2022000022769 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

THENCE South 86 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the PLACE OF BEGINNING and containing 63,737 square feet or 1.474 acres of land.

QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022769
D.R.R.C.T.



F&F HOLDINGS I, LTD.,
INST.NO. 2020000031089
D.R.R.C.T.

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plot herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 09-27-2023
G. F. No.: N/A
Job no.: 202308160

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DREW DEVENNEY
Drawn by: BM REVISD-10-09-2024-CORRECTED LEGAL

LEGEND	
WOOD FENCE ---	IRON FENCE ---
CHAIN LINK ---	WIRE FENCE ---
CM ---	CONTRROLLING MONUMENT
WVD ---	MONUMENTS OF RECORD (MIGHTY)
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
FENCE POST FOUND 1"	
1" IRON PIPE FOUND	
1" IRON PIPE FOUND	
POWER FOR CORNER EN	ELECTRIC METER
--- CABLE	--- ELECTRIC
--- CLEAN OUT	--- POOL EQUIP
--- GAS METER	--- POWER POLE
--- FIRE HYDRANT	--- TELEPHONE
--- LIGHT POLE	--- WATER METER
--- MANHOLE	--- WATER VALVE
(UNLESS OTHERWISE NOTED)	



[Handwritten signature]

SW CORNER OF
QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022769
D.R.R.C.T.

DIAL LANE
(WIDTH VARIES)
(PUBLIC USE ROADWAY)
NO DEED FOUND

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 11/20/2024

PROJECT NUMBER: Z2024-053
PROJECT NAME: Zoning Change from AG to SF-10
SITE ADDRESS/LOCATIONS: 205 DIAL LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Angelica Guevara	11/20/2024	Approved w/ Comments

11/20/2024: Z2024-053: Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District for 205 Dial Lane
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 205 Dial Lane.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2024-053) in the lower right-hand corner of all pages on future submittals.

I.4 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is scheduled for Low Density Residential (LDR) land uses. The proposed change in zoning -- from Agricultural (AG) District to a Single-Family 10 (SF-10) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.

I.5 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 10 (SF-10) District.

M.6 Ordinances. Please review the attached Draft Ordinance prior to the December 10, 2024 Planning and Zoning Commission Meeting, and provide staff with your markups by no later than December 3, 2024.

I.7 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on December 3, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the December 10, 2024 Planning and Zoning Commission Public Hearing Meeting.

I.8 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on November 26, 2024 and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on December 10, 2024.

I.9 City Council Meeting Dates. The projected City Council meeting dates for this case will be December 16, 2024 (1st Reading) and January 6, 2025 (2nd Reading).

I.10 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	11/19/2024	Approved w/ Comments

11/19/2024: General Comments:

- Must meet City 2023 Standards of Design and Construction
- Impact Fees (Water, Sewer, Roadway), if applicable.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Additional comments may be provided at time of Building Permit/Site Plan.

Streets/Paving:

- Dial Lane is a Private Street that must be maintained by the property owner.

Water and Wastewater Items:

- There is no existing sewer available for this site. You will need to reach out to Rockwall County about getting a septic system installed.
- There should be an existing water service available for use that the current home is using. You will need to reach out to the Service Center to get the lines located. You may be able to use the existing water meter for the home.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	11/20/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	11/05/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/19/2024	Approved

No Comments

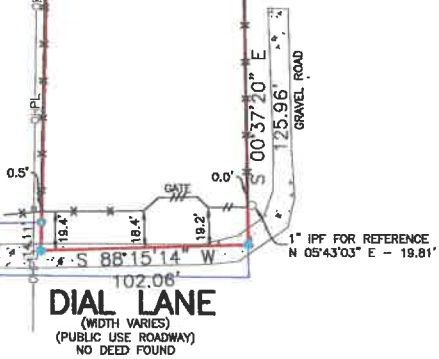
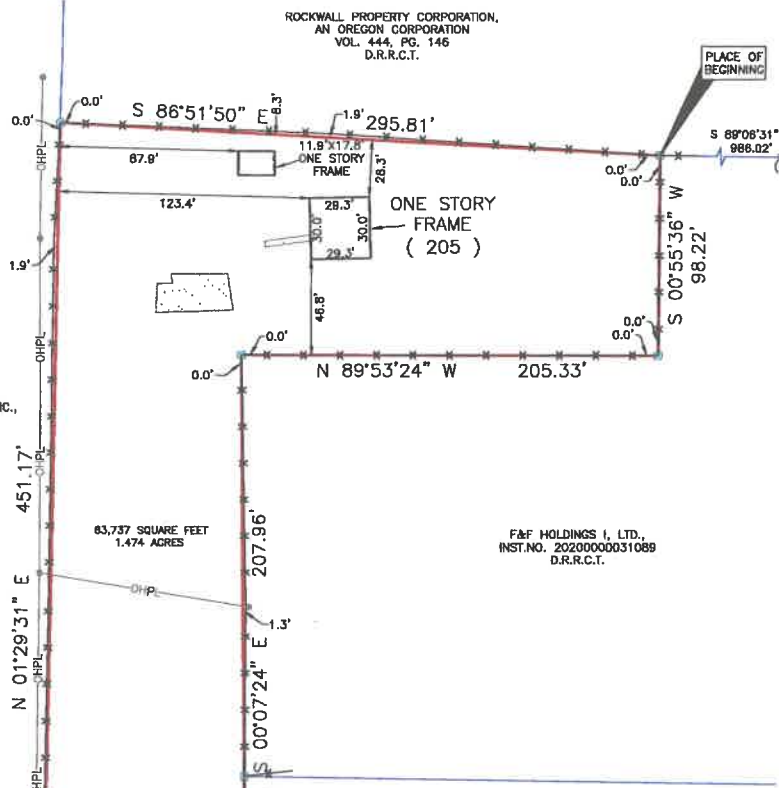


QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST. NO. 2022000022789
D.R.R.C.T.

ROCKWALL PROPERTY CORPORATION,
AN OREGON CORPORATION
VOL. 444, PG. 146
D.R.R.C.T.

1529 E I-30, STE. 103
GARLAND, TEXAS 75043
FIRM REGISTRATION NO. 101943

BARRY S. RHODES Reg
This is to certify that
located at No. _____



JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plot herein is true, correct, and accurate representation of the property
as determined by survey, the lines and dimensions of said property being as
indicated by the plat; the size, location and type of building and improvements
are as shown, all improvements being within the boundaries of the property, set
back from property lines the distance indicated, or visible and apparent easements.
TITLE AND ABSTRACTING WORK FURNISHED BY N/A
THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 09-27-2023
G. F. No.: N/A
Job no.: 202308160
Drawn by: BM
REVISD-10-09-2024-CORRECTED LEGAL

General Items:

- Must meet City 2023 Standards of Design and Construction
- Impact Fees (Water, Sewer, Roadway), if applicable.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- Additional comments may be provided at time of Building Permit/Site Plan.

Streets/Paving:

- Dial Lane is a Private Street that must be maintained by the property owner.

Water and Wastewater Items:

- There is no existing sewer available for this site. You will need to reach out to Rockwall County about getting a septic system installed.
- There should be an existing water service available for use that the current home is using. You will need to reach out to the Service Center to get the lines located. You may be able to use the existing water meter for the home.

BEING all that ce
and the Nathan
of land described
Page 116, Deed
the following met

BEGINNING at a f
Corporation, reco
tract of land descri
tract of land descri
2020000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

THENCE South 00 deg. 55 min. 36 sec. West, a distance of 98.22 feet to a fence post for corner at an all corner of said F&F Holdings I, LTD tract;

THENCE North 89 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.96 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.96 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.06 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 2022000022789 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

THENCE South 86 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the PLACE OF BEGINNING and containing 63,737 square feet or 1.474 acres of land.



LEGEND	
WOOD FENCE --#	IRON FENCE ---#
CHAIN LINK -O-	PIPE FENCE -X-
CM - CONTROLLING MONUMENT	
WVD - MONUMENTS OF RECORD DIGNITY	
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
FENCE POST FOUND 1"	
1" IRON PIPE FOUND	
1" POWER FOR CORNER EN	ELECTRIC METER
- CABLE	- ELECTRIC
- CLEAN OUT	PE - POOL EQUIP
- GAS METER	- POWER POLE
- FIRE HYDRANT	- TELEPHONE
- LIGHT POLE	- WATER METER
- MANHOLE	- WATER VALVE
(UNLESS OTHERWISE NOTED)	



[Handwritten signature]



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 Dial Ln Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Amanda Dailey

APPLICANT _____

CONTACT PERSON Amanda Dailey

CONTACT PERSON _____

ADDRESS 817 marathon Ct

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (469) 360-2223

PHONE _____

E-MAIL ars_0715@yahoo.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

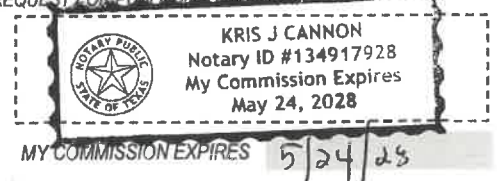
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Dailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-053: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District

0 45 90 180 270 360 Feet

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

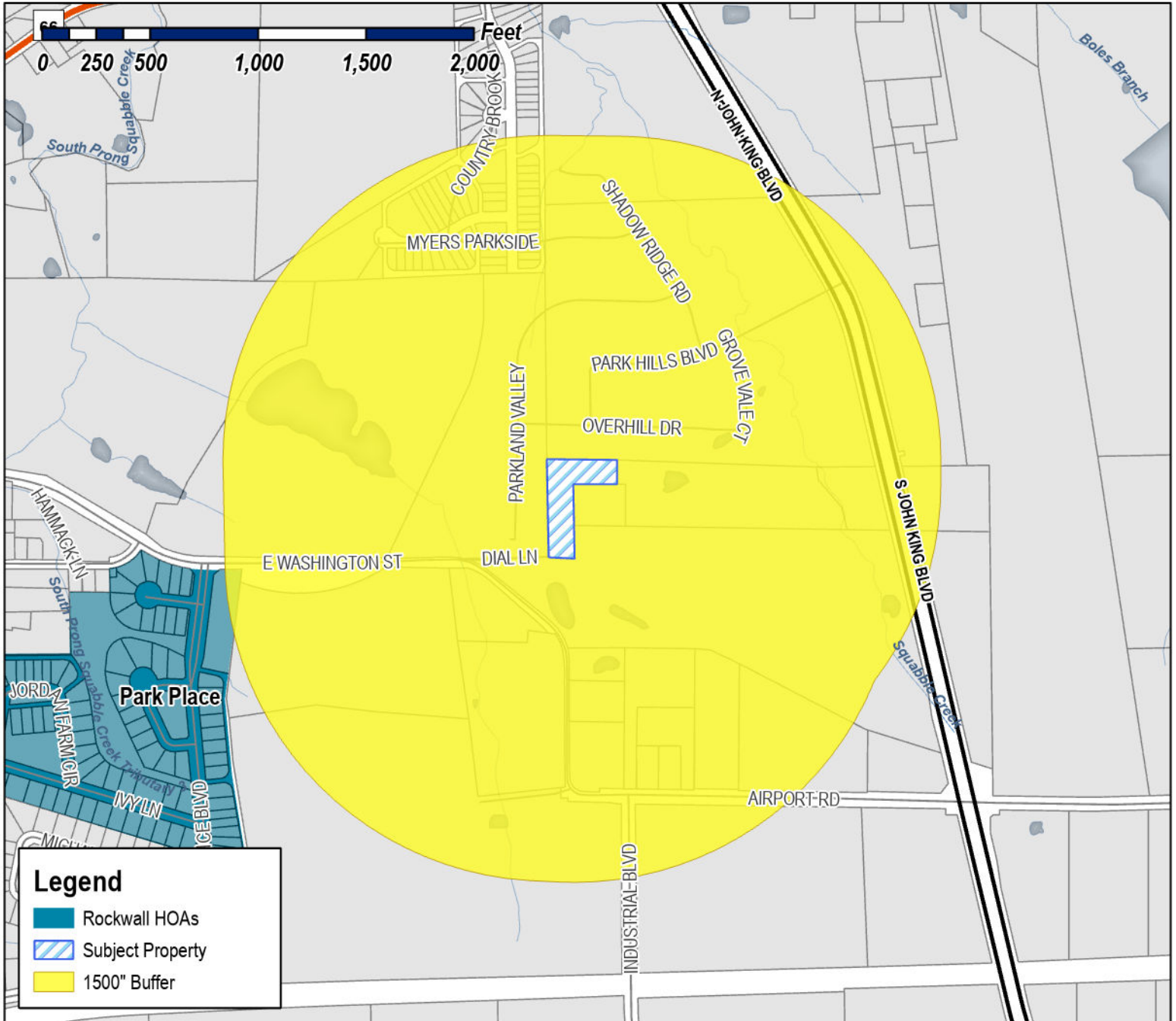




City of Rockwall

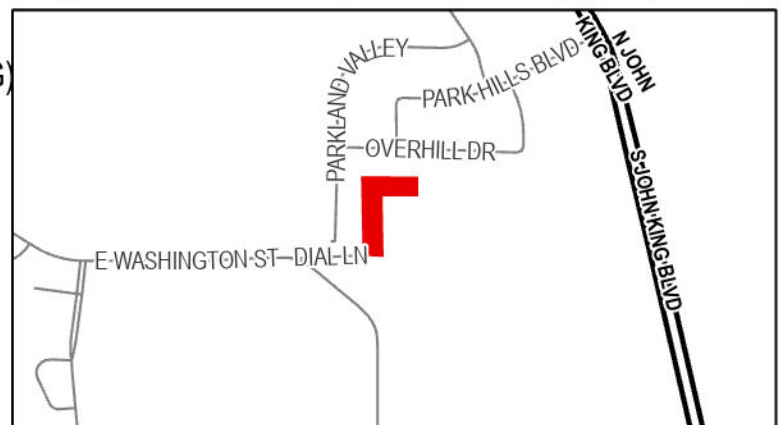
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-053
Case Name: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street

Date Saved: 11/5/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-053]
Date: Wednesday, November 20, 2024 1:59:09 PM
Attachments: [HOA Map \(11.5.2024\).pdf](#)
[Public Notice \(P&Z\) \(11.18.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a [Zoning Change](#) from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

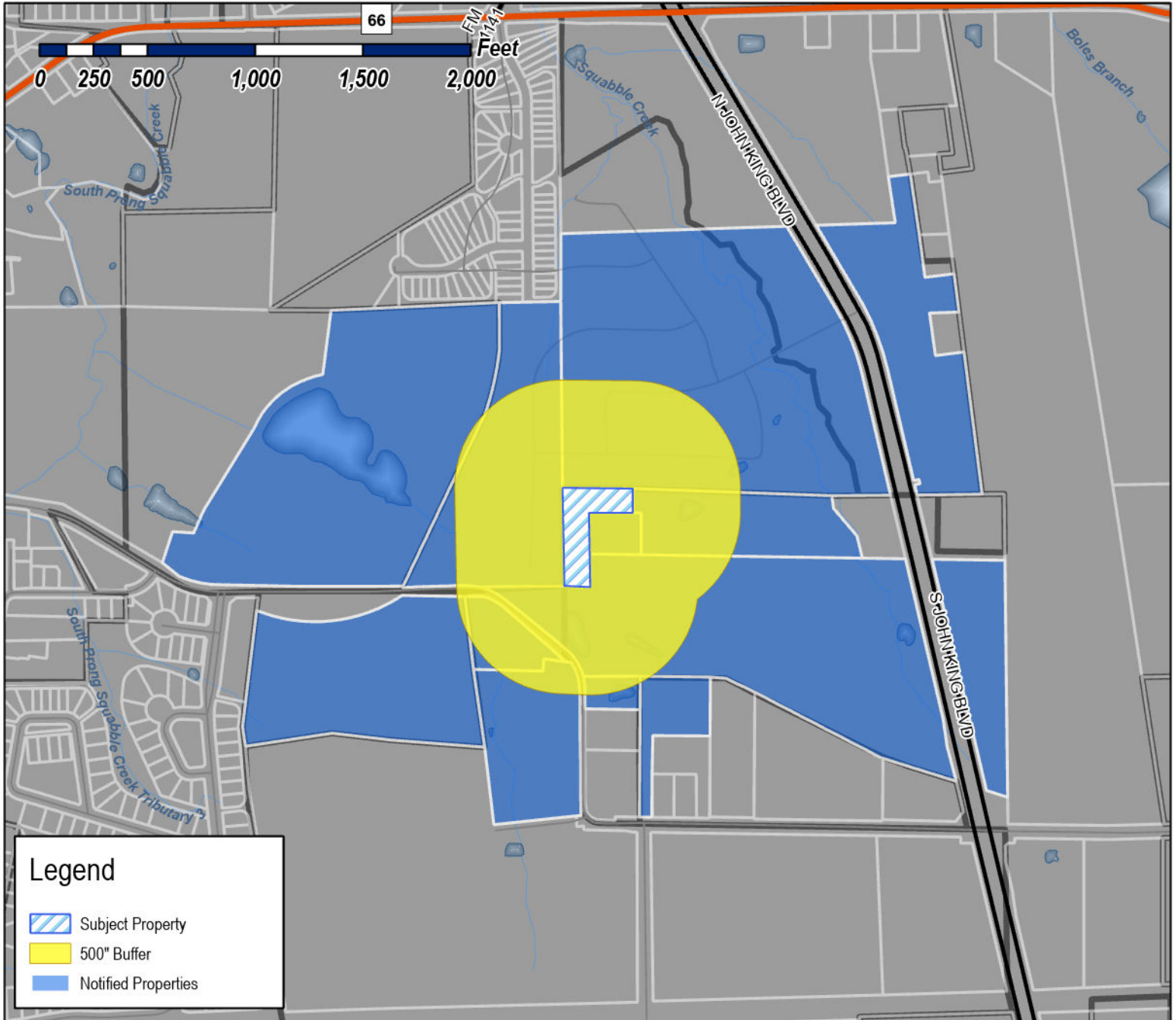
972-771-7745 Ext. 6568



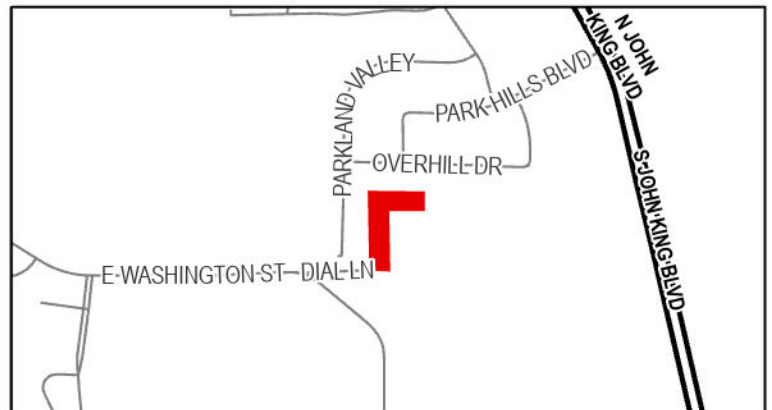
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-053
Case Name: Zoning Change from AG to SF-10
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street



Date Saved: 11/18/2024

For Questions on this Case Call: (972) 771-7745

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

THE CHILDREN'S ADVOCACY CENTER FOR
ROCKWALL CTY
1350 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ZAPH & ATH PROPERTIES LLC
929 ANNA CADE RD.
ROCKWALL, TX 75087

CROSSPOINT COMMUNITY CHURCH
P.O. BOX 1015
ROCKWALL, TX 75087

RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
205 DIAL
ROCKWALL, TX 75087

RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
1505 AIRPORT RD
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2024-053: Zoning Change from AG to SF-10

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

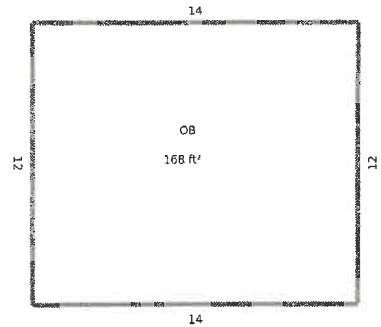
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474 TYPE: R DBA: GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3 Ref ID1: AS CODE: A0183 MAPSCO: Ref ID2: R12214 SUBTYPE: RES TIF: MKT AREA: N0077-2017 SUB MKT: EFF DATE: LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local	DEVENNEY DIANA 2944 PEGASUS DR GARLAND TX 75044	65577 100.00%		CRW 100.00 GRW 100.00 SRW 100.00 CAD 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	0 150,000 150,000 0 150,000 0 0	314 185,724 186,038 0 186,038 0 6,038 180,000

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

BUILDING PERMITS	PICTURE
B# ISSUE DT PERM# TYPE ACTIVE EST VAL APPR BUILDER COMMENT	
INCOME APPROACH DATA	
GBA: 0 UNITS: 0	
NRA: 0 RENT: 0	
APPEAL HISTORY	
YEAR APPEAL ID TYPE STATUS PROTESTER FINL DATE	
2023 89042 A DECA-CAD DEVENNEY DIANA 2023-07-03	
2022 3780 A DECISION.A DEVENNEY DIANA 2022-07-07	
2020 23177 A DECA-CAD DEVENNEY DIANA 2020-06-03	



SALES HISTORY				DEED HISTORY						
DATE	TYPE	QUAL SRC	PRICE	BUYER	DATE	TYPE	BOOK/PG	INST#	BUYER	SELLER
					1997-06-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
					1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES							
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE
OB		OUT BUILDING	Ind-1 OB3	168	3.00	0	1	1975	1975		*	504	39.00	100.00	100.00	100.00	100.00	0.39	197							
1		OUT BUILDING 12 X 14	STCD: A1	168	Area:	0		Homesite	Y (100.00%)			504	AS Code:	100.00%	Market Area:	100.00%			197							
		Style:	Finish Out: 100		Quality:			Structure:					Ext. Wall:													
		P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																								
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE							
ST		STORAGE	Ind-1 ST3	100	3.00	0	1	1975	1975		*	300	39.00	100.00	100.00	100.00	100.00	0.39	117							
2		METAL STORAGE 10 X	STCD: A1	100	Area:	0		Homesite	Y (100.00%)			300	AS Code:	100.00%	Market Area:	100.00%			117							
		Style:	Finish Out: 100		Quality:			Structure:					Ext. Wall:													
		P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																								

LAND VALUATION														LAND ADJUSTMENTS			PRODUCTIVITY VALUATION								
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE	
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740 ac	210000.00	0.600			A	185,724					No			0.00	0	
	A								AS Code:	100.00%	Market Area:	100.00%			185,724										0



ROCKWALL PROPERTY CORPORATION,
AN OREGON CORPORATION
VOL. 444, PG. 146
D.R.R.C.T.

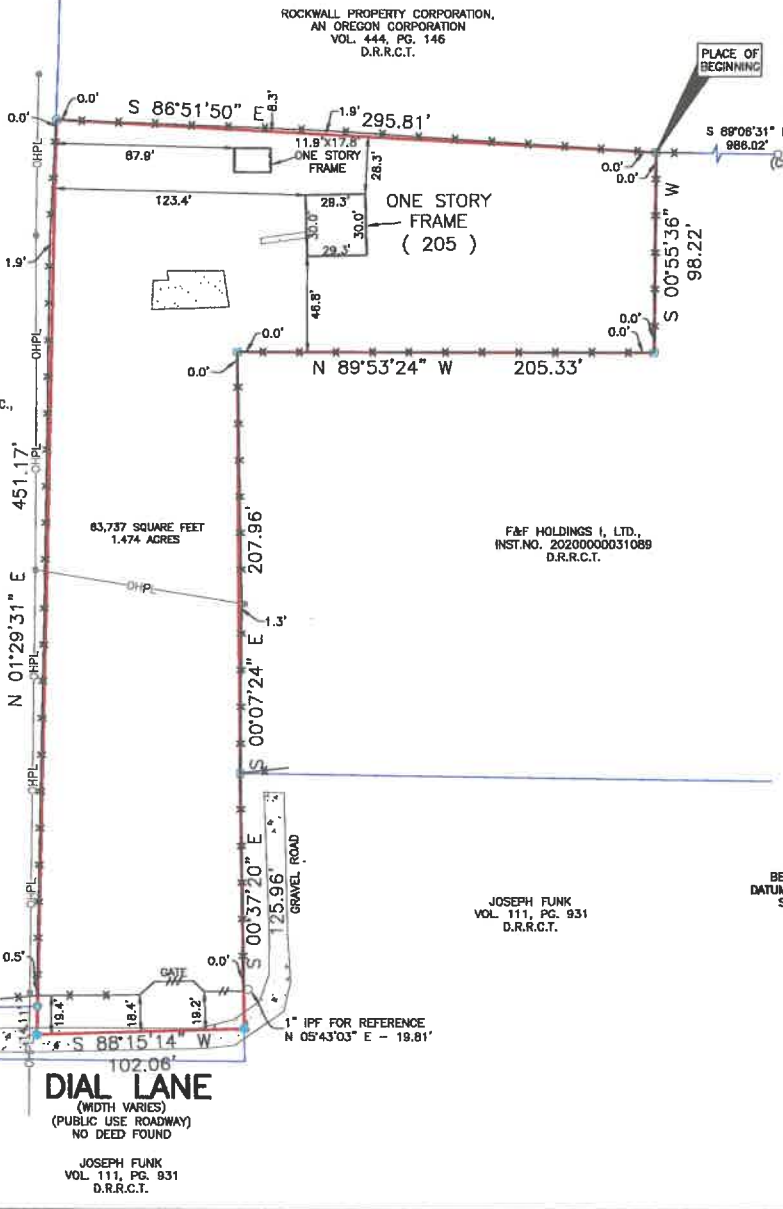
1529 E I-30, STE. 103
GARLAND, TEXAS 75043

FIRM REGISTRATION NO. 10194388

SURVEY PLAT



BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 205 DIAL LANE in the city of ROCKWALL Texas.



QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022789
D.R.R.C.T.

F&F HOLDINGS I, LTD.,
INST.NO. 2020000031089
D.R.R.C.T.

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

SW CORNER OF
QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022789
D.R.R.C.T.

DIAL LANE
(WIDTH VARIES)
(PUBLIC USE ROADWAY)
NO DEED FOUND

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the area, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 09-27-2023
G. F. No.: N/A
Job no.: 202308160
Drawn by: BM

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DREW DEVENNEY

REVISED-10-09-2024-CORRECTED LEGAL

BEING all that certain lot, tract or parcel of land situated in the G.W. Ridlin Survey, Abstract No. 183 and the Nathan Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being a tract of land described in deed to D. Richard Devenney and wife, Diana Devenney, recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post for corner in the South line of Rockwall Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 146 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 2020000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

THENCE South 00 deg. 55 min. 36 sec. West, a distance of 98.22 feet to a fence post for corner at an all corner of said F&F Holdings I, LTD tract;

THENCE North 89 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.96 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.96 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.06 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 2022000022789 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

THENCE South 86 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the PLACE OF BEGINNING and containing 63,737 square feet or 1.474 acres of land.



LEGEND	
WOOD FENCE - - -	IRON FENCE ---
CHAIN LINK - - -	WIRE FENCE - - -
CM - CONTROLING MONUMENT	MONUMENTS OF RECORD DIGNITY
1/2" IRON ROD FOUND	1/2" YELLOW-CAPPED IRON ROD SET
1" IRON PIPE FOUND	1" IRON PIPE FOUND
POW. FOR CORNER EN	ELECTRIC METER
— CABLE	— ELECTRIC
— CLEAN OUT	— PE - POOL EQUIP
— GAS METER	— POWER POLE
— FIRE HYDRANT	— TELEPHONE
— LIGHT POLE	— WATER METER
— MANHOLE	— WATER VALVE
(UNLESS OTHERWISE NOTED)	



01 CENTRAL DISTRICT

DISTRICT STRATEGIES

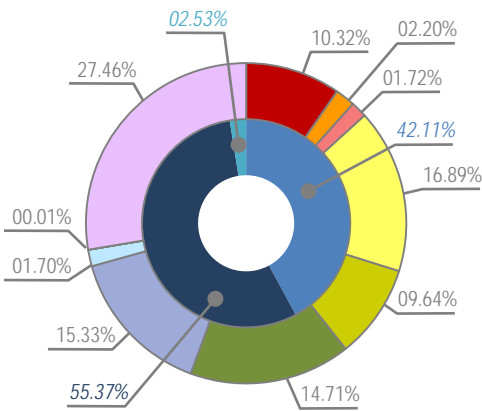
DISTRICT DESCRIPTION

The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

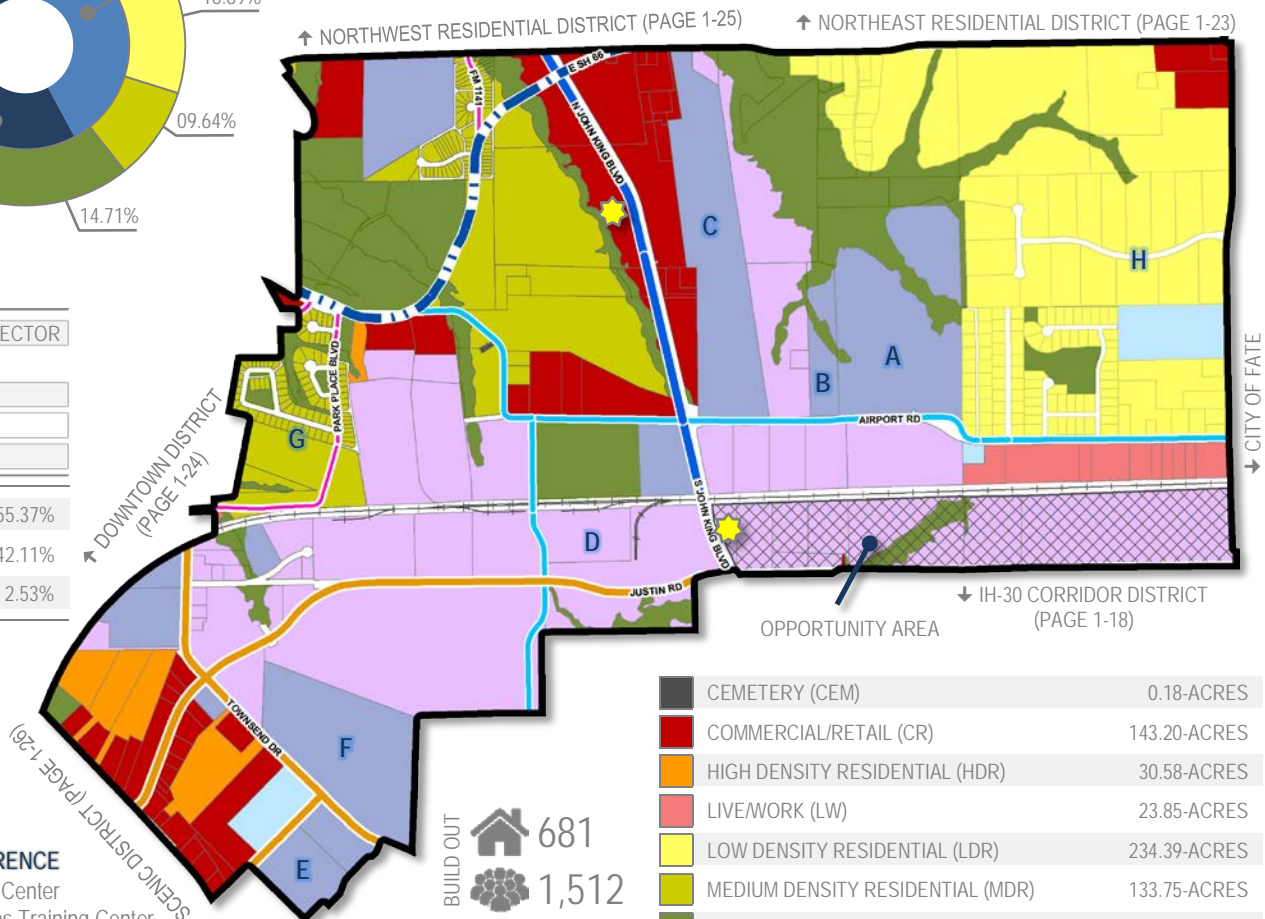
 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Green	MINOR COLLECTOR	
Yellow	M4U	
Orange	M4D	
Red	P6D	
Dark Blue	TXDOT 4D	



POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

BUILD OUT

- House icon: 681
- Flower icon: 1,512

% OF ROCKWALL

- House icon: 1.10%
- Flower icon: 0.82%

CURRENT

- House icon: 220
- Flower icon: 71
- Flower icon: 488

Black	CEMETERY (CEM)	0.18-ACRES
Red	COMMERCIAL/RETAIL (CR)	143.20-ACRES
Orange	HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
Light Red	LIVE/WORK (LW)	23.85-ACRES
Yellow	LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
Green	MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
Light Green	PARKS AND OPEN SPACE (OS)	204.05-ACRES
Blue	PUBLIC (P)	212.77-ACRES
Light Blue	QUASI-PUBLIC (QP)	23.65-ACRES
Dark Blue	SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
Purple	TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 10 (SF-10) DISTRICT FOR A 1.47-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Amanda Dailey for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family 10 (SF-10) District for a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 10 (SF-10) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 10 (SF-10) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 10, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Location Map

Address: 205 Dial Lane

Legal Description: Tract 3 of the N. Butler Survey, Abstract No. 183





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: December 10, 2024
APPLICANT: Amanda Dailey
CASE NUMBER: Z2024-053; *Zoning Change (AG to SF-10) for 205 Dial Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 205 Dial Lane, and take any action necessary.

BACKGROUND

A portion of the subject property was annexed into the City of Rockwall on September 7, 1971 by *Ordinance No. 71-09 [i.e. Case No. A1971-001]*. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was zoned Agricultural (AG) District. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation this property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District.

PURPOSE

On November 15, 2024, the applicant -- *Amanda Dailey* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 10 (SF-10) District for the purpose of constructing a single-family home on the property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 205 Dial Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 17.1160-acre tract of land (*i.e. which is part of a larger 96.635-acre tract of land and is identified as Lot 6-1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 98 (PD-98) that makes up part of the Park Hills Subdivision. Beyond that is a 24.9036-acre tract of land (*i.e. which is the remainder of the larger 96.635-acre tract of land and is identified as Lot 1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 71 (PD-71) and Planned Development District 98 (PD-98). North of this is SH-66, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

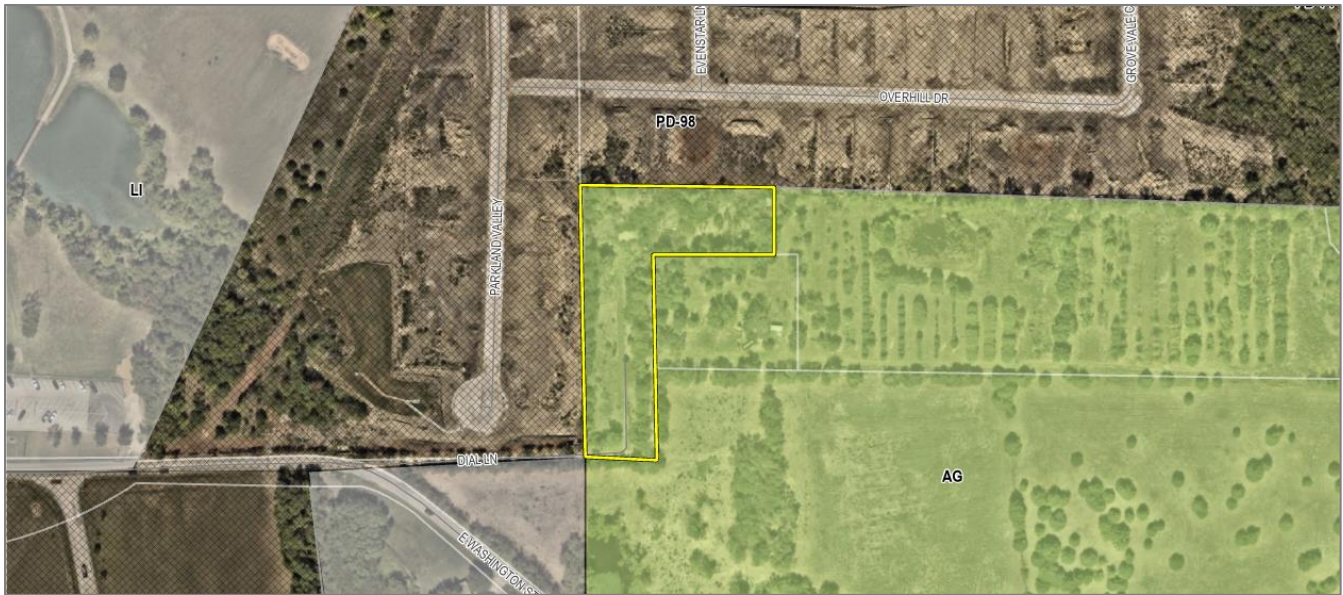
South: Directly south of the subject property is a 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No 20*) zoned Agricultural (AG) District. South of this are three (3) vacant lots (*i.e. Tracts 4, 4-3, 4-4 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) vacant tracts of land (*i.e. Tracts 1, 1-01 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D

(i.e. principal arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 67.0750-acre tract of land (i.e. Lot 6 of the G.W. Redlin Survey, Abstract No. 183), which is zoned Planned Development District 98 (PD-98) and makes up part of the Park Hills Subdivision. Beyond this is a 30.099-acre tract of land (i.e. which is part of a 37.153-acre tract of land and is identified as Tract 6-3 of the G.W. Redlin Survey, Abstract No. 183) which is zoned Light Industrial (LI) District and belongs to the City of Rockwall. West of this is a municipal park (i.e. Harry Myers Park) which is situated on a 29.883-acre parcel of land and is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 1.47-acre parcel of land from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 10 (SF-10) District.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family 10 (SF-10) District is the property zoning classification for the majority of the City’s existing single-family residential development and is the appropriate zoning classification for single-family developments with medium sized lots.” In addition, “...this zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit.” In this case, the properties along Dial Lane that are adjacent to the subject property are zoned Agricultural (AG) District or Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant’s zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 10 (SF-10) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 10 (SF-10) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	4.4
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	2,200 SF
MINIMUM LOT WIDTH (1)	80'

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK (2)	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES (3) & (4)	2

NOTES:

- 1: FRONTAGE ON A PUBLIC STREET
- 2: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 3: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 4: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Low Density Residential (LDR) land uses. The Central District is defined as being "...composed of a wide range of land uses that vary from single-family to industrial... (t)he Central District still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the Land Use Plan defines the Low Density Residential land use as a "...land use category [that] consists of residential subdivisions that are two (2) units per gross acre or less ..." In this case, the Single-Family 10 (SF-10) District allows up to 4.40 dwelling units per acre; however, the property does not have frontage on a public street and cannot be subdivided. Based on this, the applicant is requesting a density of one (1) dwelling unit per acre, but the request is more in line with the overall development standards of the Single-Family 10 (SF-10) District. Taking this into consideration, the applicant's request appears to be in conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. Dial Lane is a private street that must be maintained by the property owner.
- (2) Water. The applicant will need to contact the Water Department to get the water lines located. There should be an existing water meter on the subject property that was used on the previous home.
- (3) Wastewater. There is no existing sewer available for this site. The applicant will need to reach out to Rockwall County for approval in order to get a septic system installed if it does not currently have one.

NOTIFICATIONS

On November 19, 2024, staff notified 16 property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowners Association which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 10 (SF-10) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 Dial Ln Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Amanda Dailey

APPLICANT _____

CONTACT PERSON Amanda Dailey

CONTACT PERSON _____

ADDRESS 817 marathon Ct

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (469) 360-2223

PHONE _____

E-MAIL ars_0715@yahoo.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

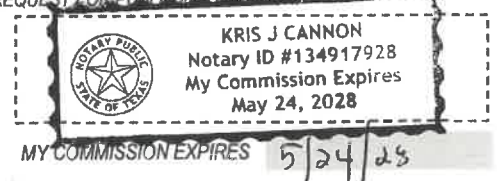
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Dailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-053: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District



Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

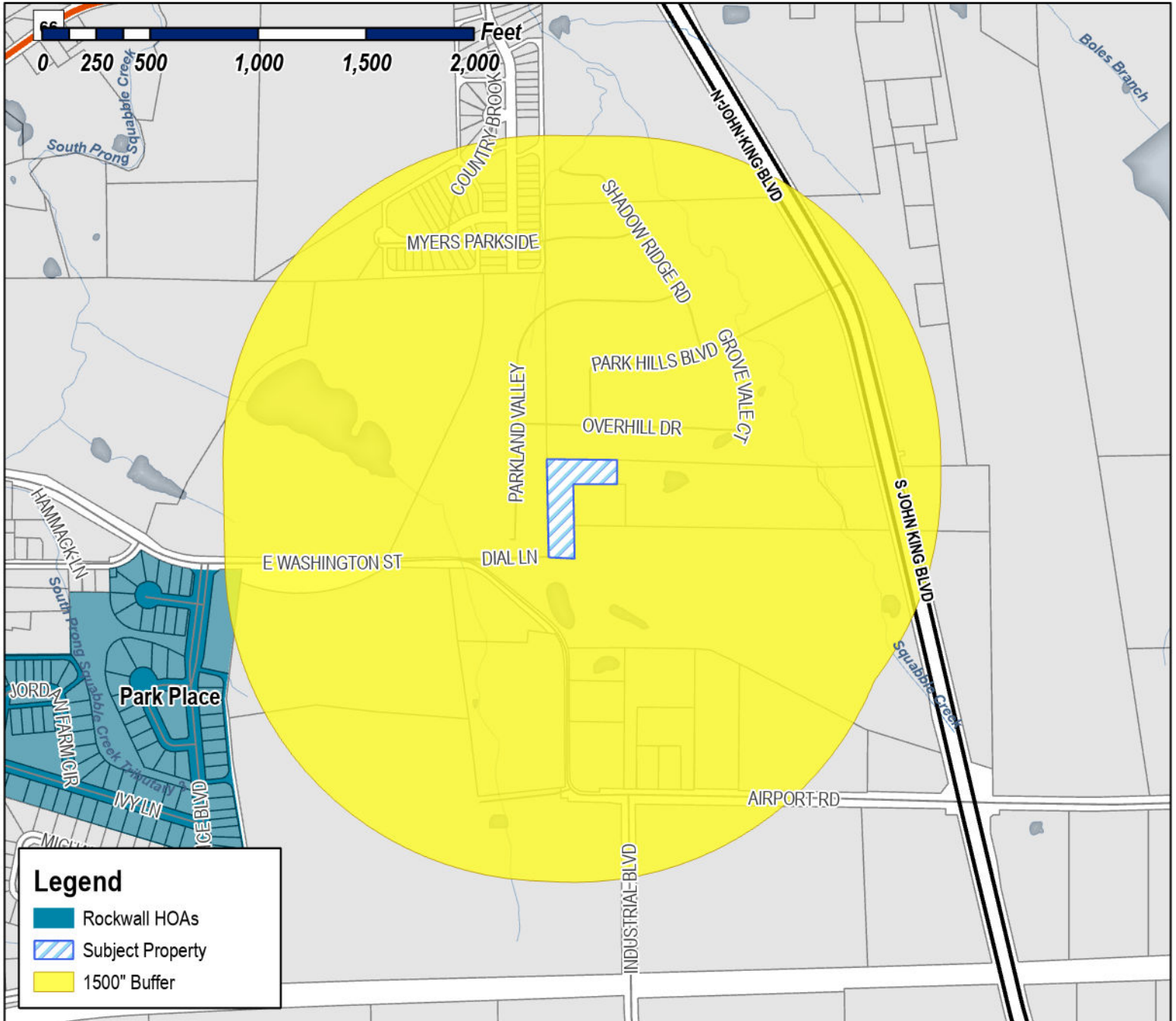




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

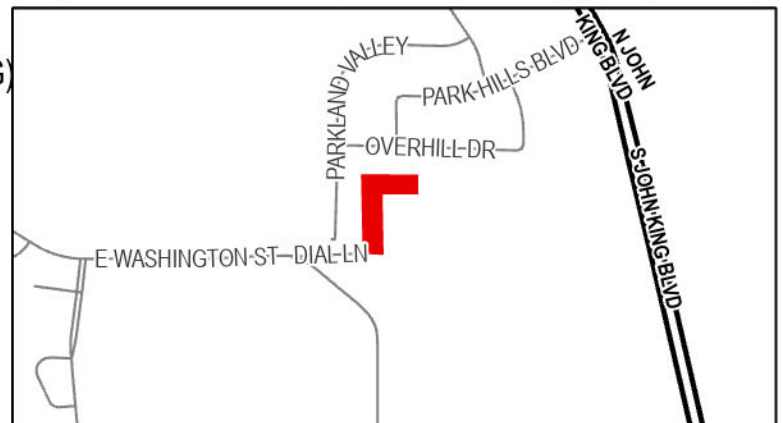


Legend

-  Rockwall HOAs
-  Subject Property
-  1500" Buffer

Case Number: Z2024-053
Case Name: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street

Date Saved: 11/5/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-053]
Date: Wednesday, November 20, 2024 1:59:09 PM
Attachments: [HOA Map \(11.5.2024\).pdf](#)
[Public Notice \(P&Z\) \(11.18.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a [Zoning Change](#) from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

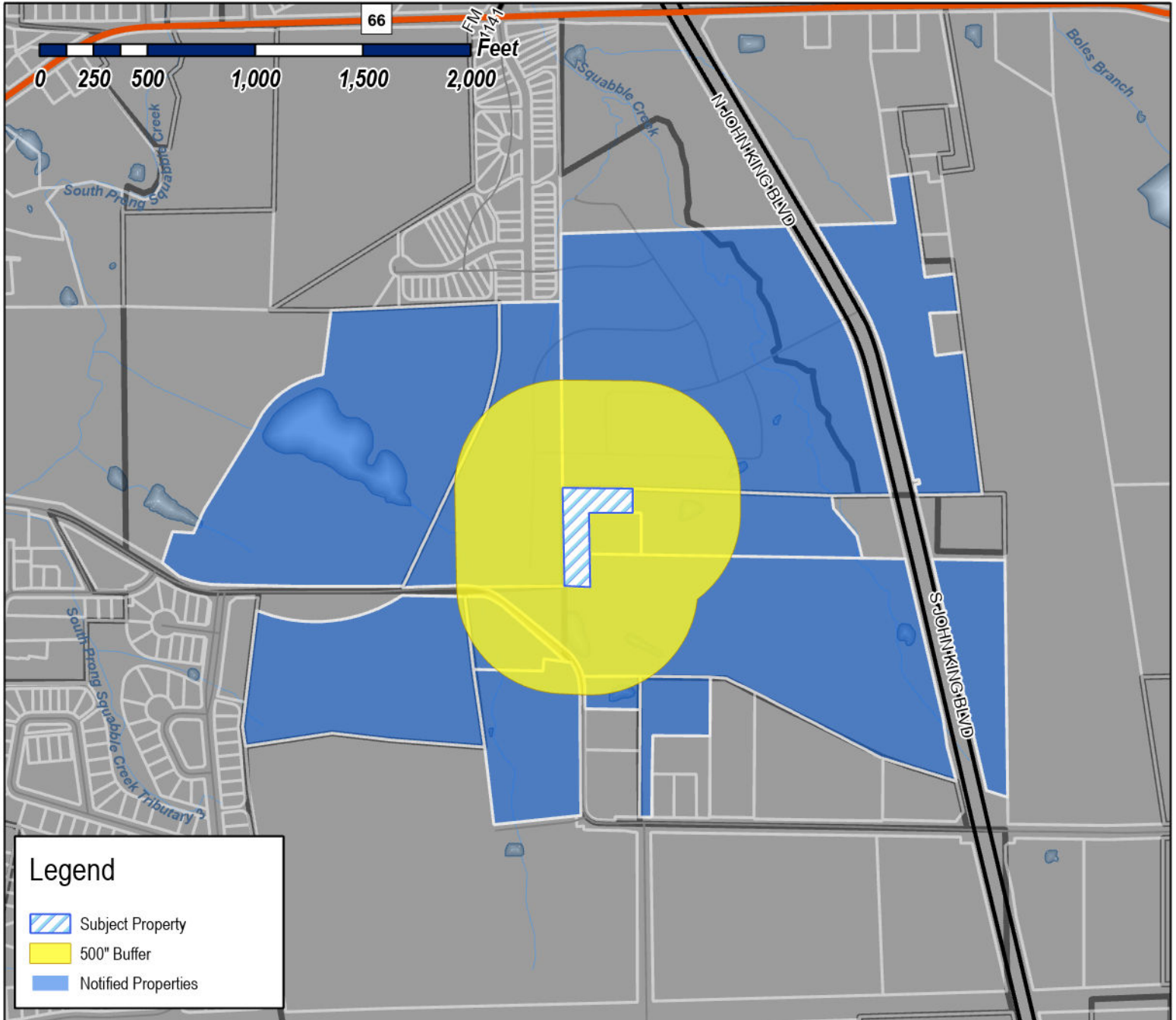
972-771-7745 Ext. 6568



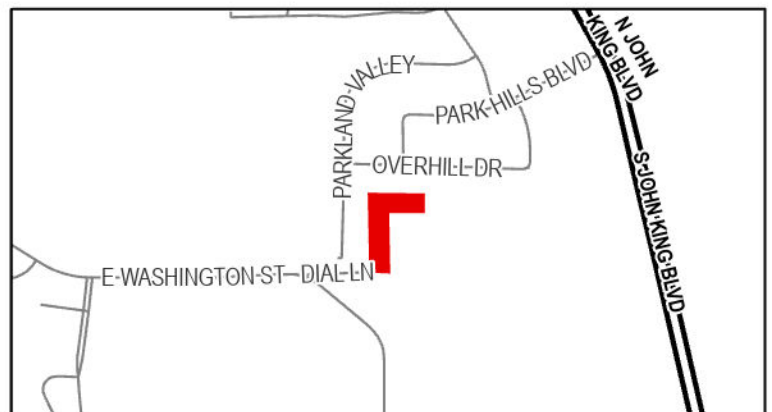
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-053
Case Name: Zoning Change from AG to SF-10
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street



Date Saved: 11/18/2024

For Questions on this Case Call: (972) 771-7745

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

THE CHILDREN'S ADVOCACY CENTER FOR
ROCKWALL CTY
1350 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ZAPH & ATH PROPERTIES LLC
929 ANNA CADE RD.
ROCKWALL, TX 75087

CROSSPOINT COMMUNITY CHURCH
P.O. BOX 1015
ROCKWALL, TX 75087

RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
205 DIAL
ROCKWALL, TX 75087

RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
1505 AIRPORT RD
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2024-053: Zoning Change from AG to SF-10

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Name:

Address:

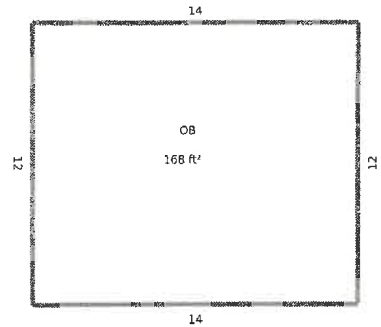
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474 TYPE: R DBA: GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3 Ref ID1: AS CODE: A0183 MAPSCO: Ref ID2: R12214 SUBTYPE: RES TIF: MKT AREA: N0077-2017 SUB MKT: EFF DATE: LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local	DEVENNEY DIANA 2944 PEGASUS DR GARLAND TX 75044	65577 100.00%		CRW 100.00 GRW 100.00 SRW 100.00 CAD 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	0 150,000 150,000 0 150,000 0 0 150,000	314 185,724 186,038 0 186,038 0 0 180,000

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER COMMENT



INCOME APPROACH DATA	
GBA: 0	UNITS: 0
NRA: 0	RENT: 0

YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
2023	89042	A	DECA-CAD	DEVENNEY DIANA	2023-07-03
2022	3780	A	DECISION.A	DEVENNEY DIANA	2022-07-07
2020	23177	A	DECA-CAD	DEVENNEY DIANA	2020-06-03

SALES HISTORY			
DATE	TYPE	QUAL SRC	PRICE BUYER
1997-06-15	WD		null/182 0
1982-05-24	OT		null/116 0

DEED HISTORY				
DATE	TYPE	BOOK/PG	INST #	BUYER SELLER
1997-06-15	WD	null/182	0	DEVENNEY DIANA DEVENNEY D
1982-05-24	OT	null/116	0	DEVENNEY D DUDLEY LEON

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES							
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE
OB		OUT BUILDING	Ind-1 OB3	168	3.00	0	1	1975	1975		*	504	39.00	100.00	100.00	100.00	100.00	0.39	197							
1		OUT BUILDING 12 X 14	STCD: A1	168	Area: 0			Homesite	Y (100.00%)			504	AS Code: 100.00%	Market Area: 100.00%					197							
		Style: Finish Out: 100			Quality: Structure:																					
		P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																								
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE							
2	ST	METAL STORAGE 10 X	STCD: A1	100	3.00	0	1	1975	1975		*	300	39.00	100.00	100.00	100.00	100.00	0.39	117							
		STORAGE	Ind-1 ST3	100	Area: 0			Homesite	Y (100.00%)			300	AS Code: 100.00%	Market Area: 100.00%					117							
		Style: Finish Out: 100			Quality: Structure:																					
		P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																								

LAND VALUATION														LAND ADJUSTMENTS			PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740 ac	210000.00	0.600			A	185,724					No			0.00	0
	A								AS Code: 100.00%	Market Area: 100.00%					185,724									0





ROCKWALL PROPERTY CORPORATION,
AN OREGON CORPORATION
VOL. 444, PG. 146
D.R.R.C.T.

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

SURVEY PLAT



FIRM REGISTRATION NO. 10194386

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 205 DIAL LANE in the city of ROCKWALL Texas.

BEING all that certain lot, tract or parcel of land situated in the G.W. Ridlin Survey, Abstract No. 183 and the Nathan Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being a tract of land described in deed to D. Richard Devenney and wife, Diana Devenney, recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post for corner in the South line of Rockwall Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 146 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 2020000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

THENCE South 00 deg. 55 min. 36 sec. West, a distance of 98.22 feet to a fence post for corner at an all corner of said F&F Holdings I, LTD tract;

THENCE North 89 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.96 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.96 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.06 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 2022000022789 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

THENCE South 86 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the PLACE OF BEGINNING and containing 63,737 square feet or 1.474 acres of land.

QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022789
D.R.R.C.T.

F&F HOLDINGS I, LTD.,
INST.NO. 2020000031089
D.R.R.C.T.

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60'
Date: 09-27-2023
G. F. No.: N/A
Job no.: 202308160

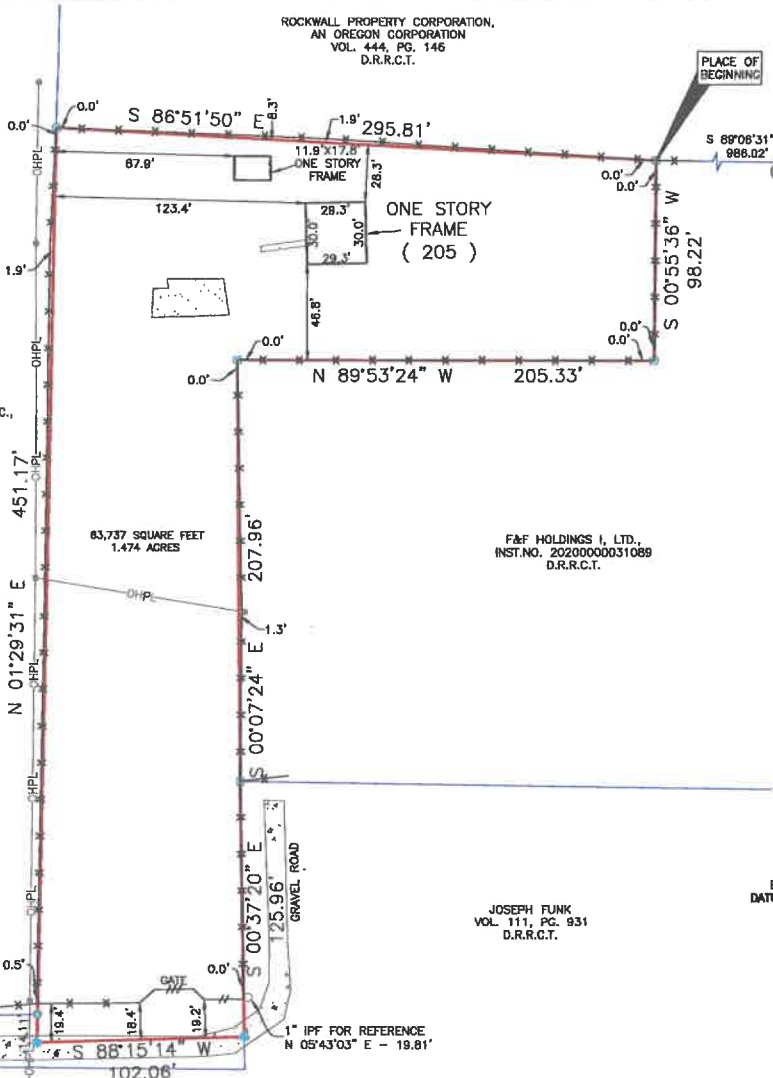
USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DREW DEVENNEY

Drawn by: BM REVISIONS: 10-09-2024-CORRECTED LEGAL

LEGEND	
WOOD FENCE ---	IRON FENCE ---
CHAIN LINK ---	PIPE FENCE ---
CM ---	CONTRROLLING MONUMENT
WM ---	MONUMENTS OF RECORD (MIGHTY)
1/2" IRON ROD FOUND	
1/2" YELLOW-CAPPED IRON ROD SET	
FENCE POST FOUND 1"	
1" IRON PIPE FOUND	
1" IRON PIPE FOUND	
POWER FOR CORNER EN	ELECTRIC METER
---	ELECTRIC
CM	CABLE
CM	CLEAN OUT
CM	OS METER
CM	FIRE HYDRANT
CM	LIGHT POLE
CM	MANHOLE
CM	WATER METER
CM	WATER VALVE
CM	(UNLESS OTHERWISE NOTED)



[Signature]



DIAL LANE
(WIDTH VARIES)
(PUBLIC USE ROADWAY)
NO DEED FOUND

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

SW CORNER OF
QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST.NO. 2022000022789
D.R.R.C.T.

63,737 SQUARE FEET
1.474 ACRES

01 CENTRAL DISTRICT

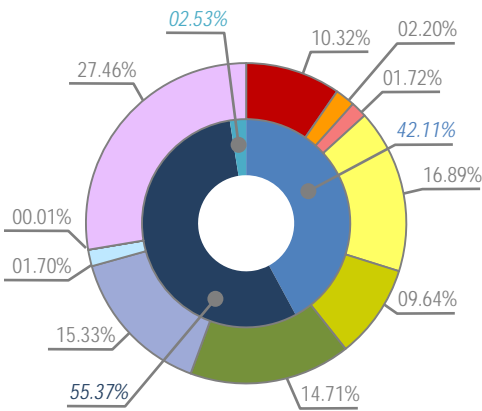
DISTRICT STRATEGIES

DISTRICT DESCRIPTION

The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

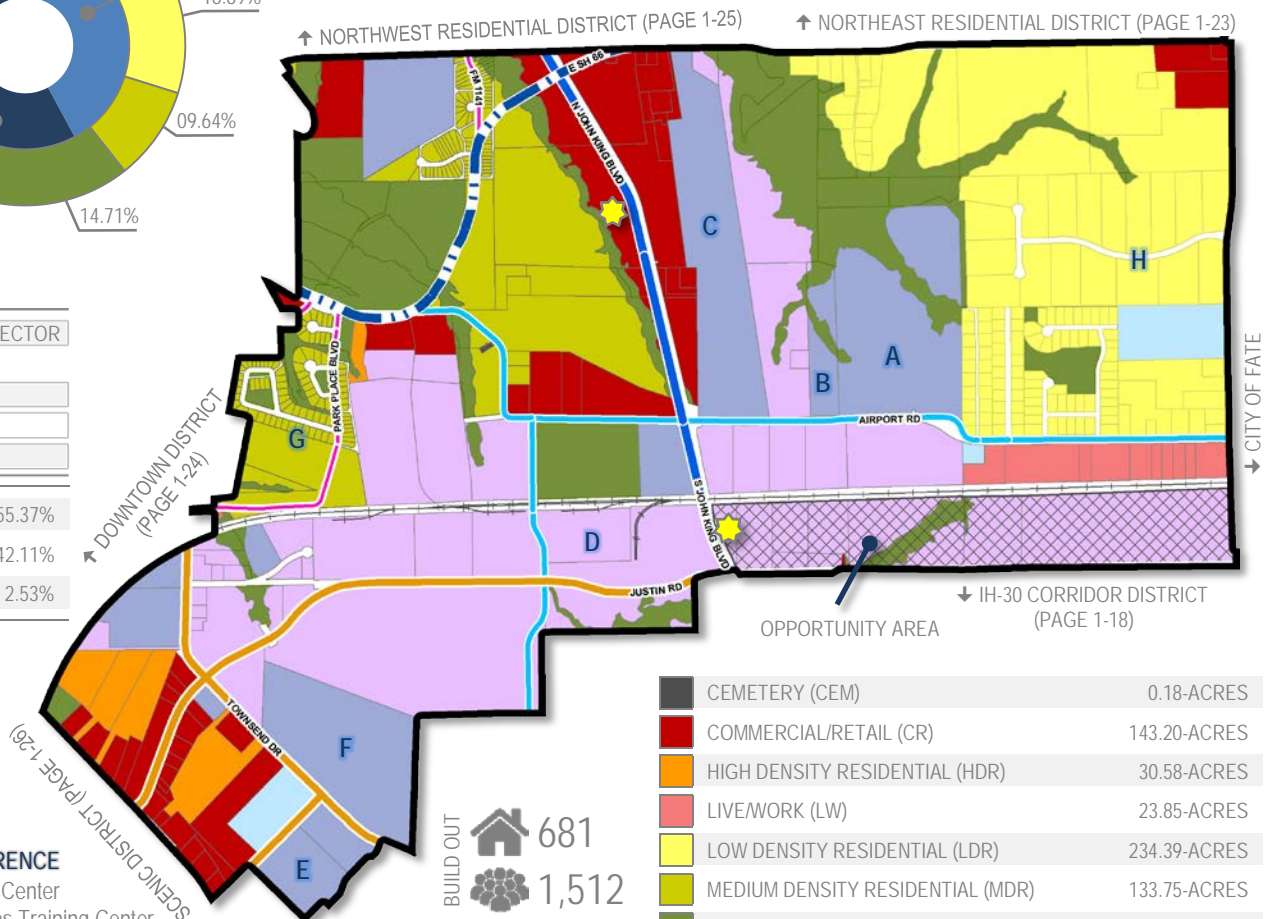
The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

 John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon



- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (*i.e. Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (*e.g. larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (*e.g. berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Light Green	MINOR COLLECTOR	
Light Blue	M4U	
Light Green	M4D	
Light Blue	P6D	
Light Green	TXDOT 4D	



POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

BUILD OUT

- House icon: 681
- Tree icon: 1,512

% OF ROCKWALL

- House icon: 1.10%
- Tree icon: 0.82%

CURRENT

- House icon: 220
- Tree icon: 488

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 10 (SF-10) DISTRICT FOR A 1.47-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Amanda Dailey for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family 10 (SF-10) District for a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 10 (SF-10) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 10 (SF-10) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 10, 2024

2nd Reading: January 6, 2025

Exhibit 'A':
Location Map

Address: 205 Dial Lane

Legal Description: Tract 3 of the N. Butler Survey, Abstract No. 183





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
DATE: December 16, 2024
APPLICANT: Amanda Dailey
CASE NUMBER: Z2024-053; *Zoning Change (AG to SF-10) for 205 Dial Lane*

SUMMARY

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and addressed as 205 Dial Lane, and take any action necessary.

BACKGROUND

A portion of the subject property was annexed into the City of Rockwall on September 7, 1971 by *Ordinance No. 71-09 [i.e. Case No. A1971-001]*. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was zoned Agricultural (AG) District. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation this property was zoned Agricultural (AG) District and has remained zoned Agricultural (AG) District.

PURPOSE

On November 15, 2024, the applicant -- *Amanda Dailey* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 10 (SF-10) District for the purpose of constructing a single-family home on the property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 205 Dial Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 17.1160-acre tract of land (*i.e. which is part of a larger 96.635-acre tract of land and is identified as Lot 6-1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 98 (PD-98) that makes up part of the Park Hills Subdivision. Beyond that is a 24.9036-acre tract of land (*i.e. which is the remainder of the larger 96.635-acre tract of land and is identified as Lot 1 of the G.W. Redlin Survey, Abstract No. 183*) zoned Planned Development District 71 (PD-71) and Planned Development District 98 (PD-98). North of this is SH-66, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

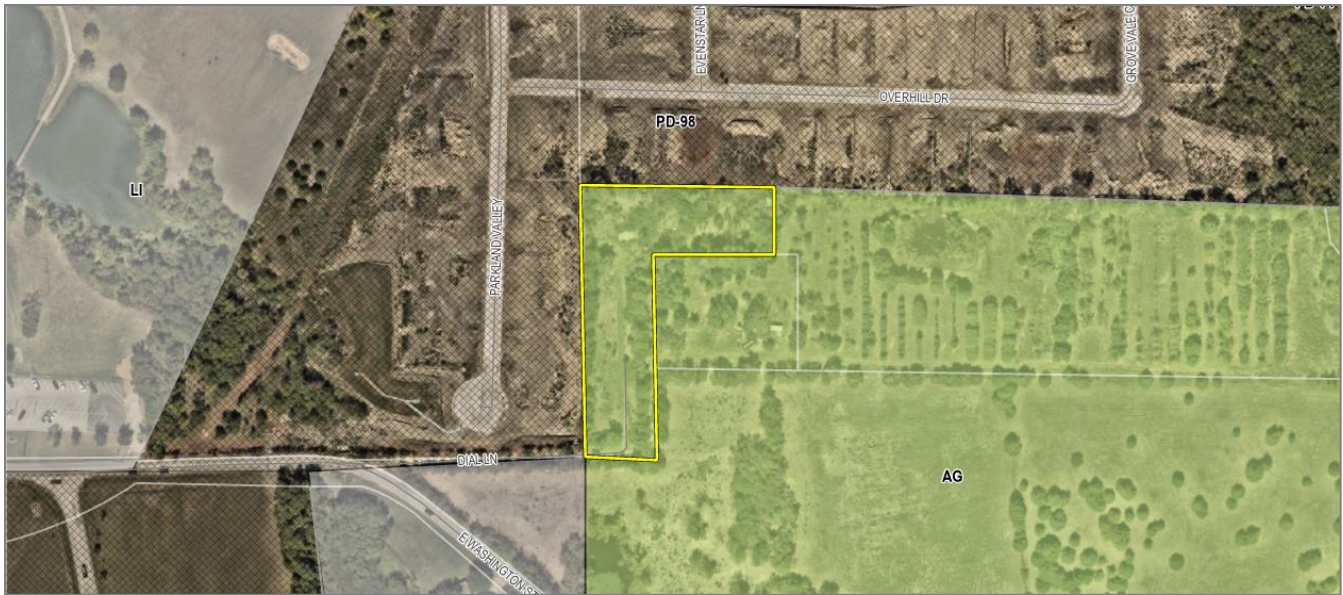
South: Directly south of the subject property is a 31.393-acre tract of land (*i.e. Tract 3 of the N. Butler Survey, Abstract No 20*) zoned Agricultural (AG) District. South of this are three (3) vacant lots (*i.e. Tracts 4, 4-3, 4-4 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) vacant tracts of land (*i.e. Tracts 1, 1-01 of the N. Butler Survey, Abstract No. 20*) zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D

(i.e. principal arterial, six [6] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 67.0750-acre tract of land (i.e. Lot 6 of the G.W. Redlin Survey, Abstract No. 183), which is zoned Planned Development District 98 (PD-98) and makes up part of the Park Hills Subdivision. Beyond this is a 30.099-acre tract of land (i.e. which is part of a 37.153-acre tract of land and is identified as Tract 6-3 of the G.W. Redlin Survey, Abstract No. 183) which is zoned Light Industrial (LI) District and belongs to the City of Rockwall. West of this is a municipal park (i.e. Harry Myers Park) which is situated on a 29.883-acre parcel of land and is zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 1.47-acre parcel of land from an Agricultural (AG) District to a Single-Family 10 (SF-10) District. It should be noted, that if this zoning change is approved, any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 10 (SF-10) District.

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(t)he Single-Family 10 (SF-10) District is the property zoning classification for the majority of the City’s existing single-family residential development and is the appropriate zoning classification for single-family developments with medium sized lots.” In addition, “...this zoning district also accommodates public land uses, denominational and private schools, churches, and public/private parks essential to creating the basic neighborhood unit.” In this case, the properties along Dial Lane that are adjacent to the subject property are zoned Agricultural (AG) District or Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Based on this, the requested zoning change does appear to conform to the surrounding area. If the applicant’s zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for properties in a Single-Family 10 (SF-10) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 10 (SF-10) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	4.4
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	2,200 SF
MINIMUM LOT WIDTH (1)	80'

MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK (2)	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES (3) & (4)	2

NOTES:

- 1: FRONTAGE ON A PUBLIC STREET
- 2: THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.
- 3: MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.
- 4: AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Low Density Residential (LDR) land uses. The Central District is defined as being "...composed of a wide range of land uses that vary from single-family to industrial... (t)he Central District still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward." In addition, the Land Use Plan defines the Low Density Residential land use as a "...land use category [that] consists of residential subdivisions that are two (2) units per gross acre or less ..." In this case, the Single-Family 10 (SF-10) District allows up to 4.40 dwelling units per acre; however, the property does not have frontage on a public street and cannot be subdivided. Based on this, the applicant is requesting a density of one (1) dwelling unit per acre, but the request is more in line with the overall development standards of the Single-Family 10 (SF-10) District. Taking this into consideration, the applicant's request appears to be in conformance with the OURHometown Vision 2040 Comprehensive Plan.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

- (1) Roadways. Dial Lane is a private street that must be maintained by the property owner.
- (2) Water. The applicant will need to contact the Water Department to get the water lines located. There should be an existing water meter on the subject property that was used on the previous home.
- (3) Wastewater. There is no existing sewer available for this site. The applicant will need to reach out to Rockwall County for approval in order to get a septic system installed if it does not currently have one.

NOTIFICATIONS

On November 19, 2024, staff notified 16 property owners and occupants within 500-feet of the subject property. Staff also notified the Park Place Homeowners Association which is the only Homeowner's Association (HOA) or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 10 (SF-10) District, then staff would propose the following conditions of approval:

- (1) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted

engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A ~~\$1,000.00~~ FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 205 Dial Ln Rockwall, TX 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION off of E Washington St; past Harry Meyers Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Agriculture

CURRENT USE vacant lot

PROPOSED ZONING single family 10

PROPOSED USE single family home

ACREAGE 1.47 LOTS [CURRENT] 1 LOTS [PROPOSED] 1

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER Amanda Dailey

APPLICANT _____

CONTACT PERSON Amanda Dailey

CONTACT PERSON _____

ADDRESS 817 marathon Ct

ADDRESS _____

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP _____

PHONE (469) 360-2223

PHONE _____

E-MAIL ars_0715@yahoo.com

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

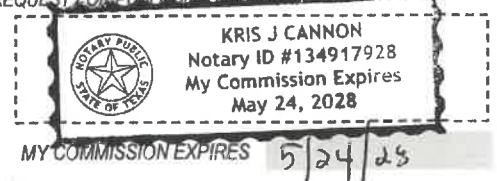
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Amanda Dailey [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 223 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 4th DAY OF November, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 4th DAY OF November, 2024

OWNER'S SIGNATURE Amanda Dailey

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Z2024-053: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District

0 45 90 180 270 360 Feet

PD-98

OVERHILL DR

EVENSTAR LN

PARKLAND VALLEY

DIAL LN

AG

LI

E WASHINGTON ST

Case Location Map = 



City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

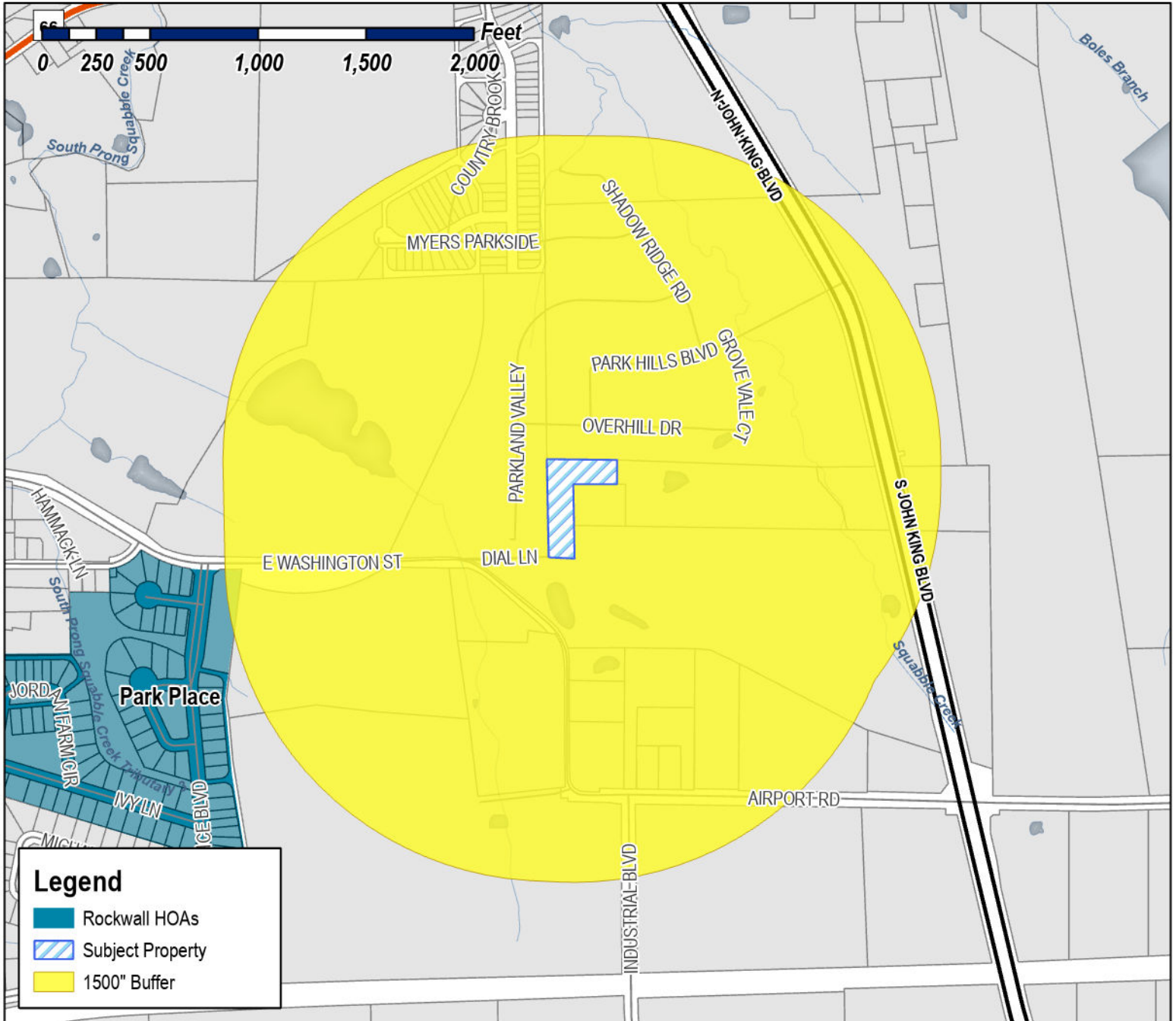




City of Rockwall

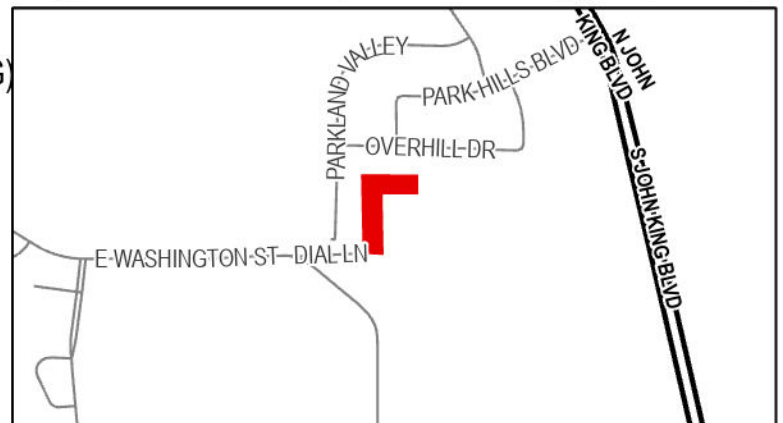
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-053
Case Name: Zoning Change from Agricultural (AG) to Single-Family 10 (SF-10) District
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street

Date Saved: 11/5/2024
 For Questions on this Case Call (972) 771-7745



From: [Zavala, Melanie](#)
Cc: [Miller, Ryan](#); [Lee, Henry](#); [Ross, Bethany](#); [Guevara, Angelica](#)
Subject: Neighborhood Notification Program [Z2024-053]
Date: Wednesday, November 20, 2024 1:59:09 PM
Attachments: [HOA Map \(11.5.2024\).pdf](#)
[Public Notice \(P&Z\) \(11.18.2024\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on [Friday, November 22, 2024](#). The Planning and Zoning Commission will hold a public hearing on [Tuesday, December 10, 2024 at 6:00 PM](#), and the City Council will hold a public hearing on [Monday, December 16, 2024 at 6:00 PM](#). Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a [Zoning Change](#) from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall
385 S. Goliad Street | Rockwall, TX 75087

[Planning & Zoning Rockwall](#)

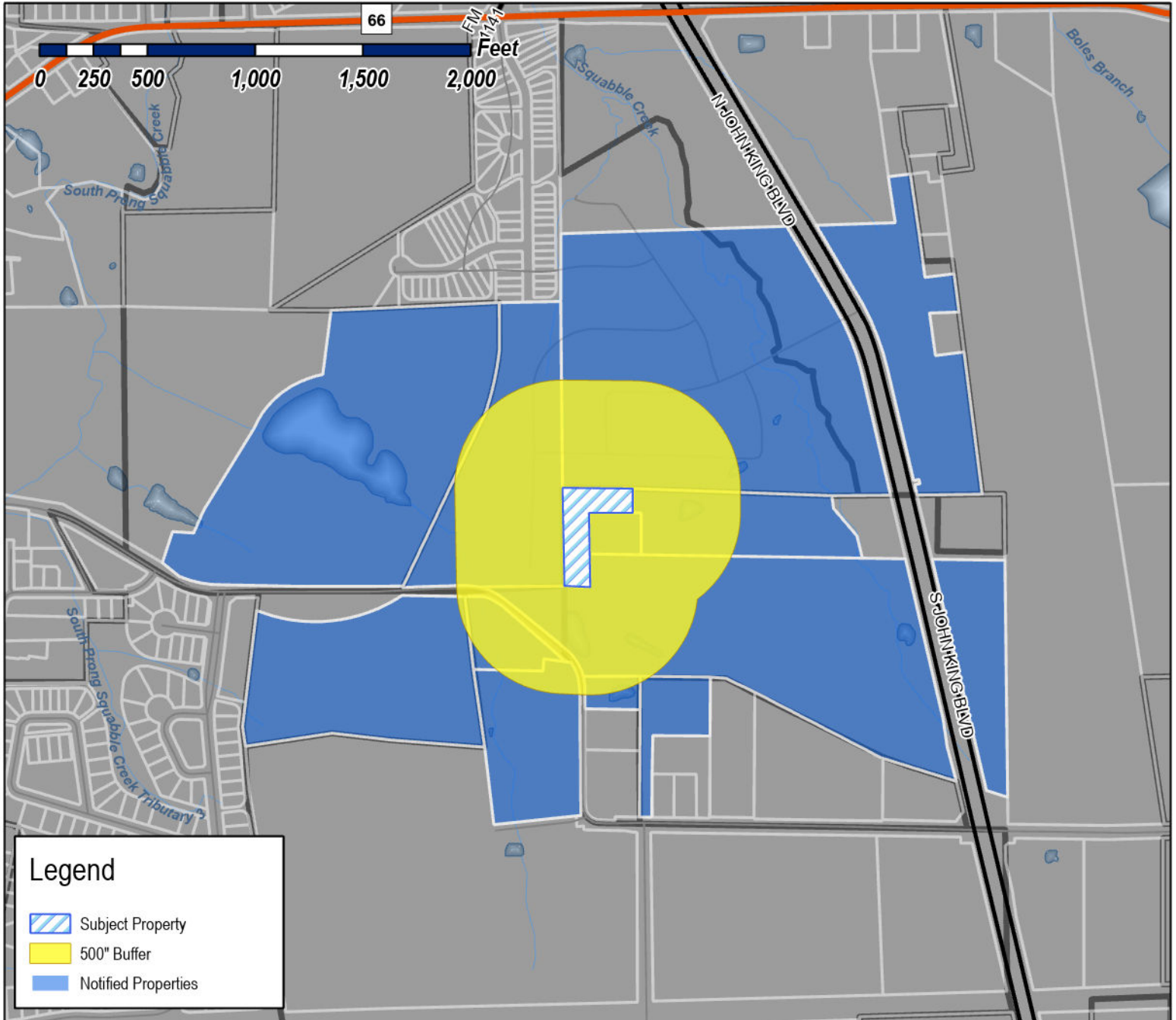
972-771-7745 Ext. 6568



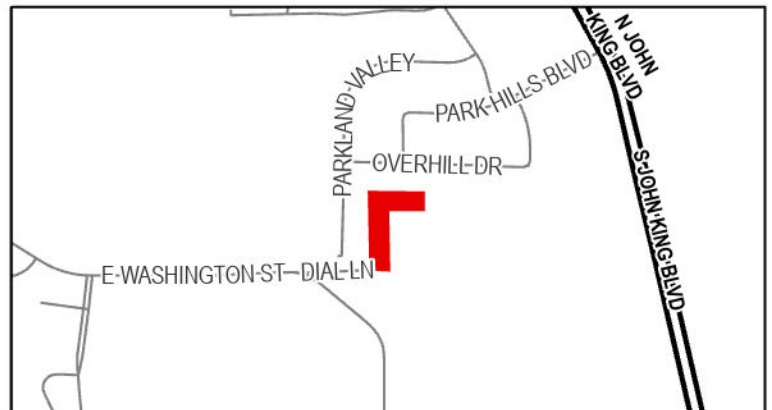
City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Case Number: Z2024-053
Case Name: Zoning Change from AG to SF-10
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 205 Dial Street



Date Saved: 11/18/2024

For Questions on this Case Call: (972) 771-7745

CITY OF ROCKWALL
ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

F & F HOLDINGS I, LTD
11226 INDIAN TRAIL
DALLAS, TX 75229

DEVENNEY DIANA
2944 PEGASUS DR
GARLAND, TX 75044

QUALICO DEVELOPMENTS (US), INC
14400 THE LAKES BLVD BUILDING C, SUITE 200
AUSTIN, TX 78660

BAYS JACOB M
5602 YACHT CLUB DR.
ROCKWALL, TX 75032

SOROPTIMIST INT'L OF ROCKWALL
PO BOX 372
ROCKWALL, TX 75087

THE CHILDREN'S ADVOCACY CENTER FOR
ROCKWALL CTY
1350 E WASHINGTON ST
ROCKWALL, TX 75087

ROCKWALL PROPERTY CORP
ATTN:BILL BRICKER
2235 RIDGE RD STE 201
ROCKWALL, TX 75087

FUNK JOSEPH
11226 INDIAN TRAIL
DALLAS, TX 75229

ZAPH & ATH PROPERTIES LLC
929 ANNA CADE RD.
ROCKWALL, TX 75087

CROSSPOINT COMMUNITY CHURCH
P.O. BOX 1015
ROCKWALL, TX 75087

RESIDENT
945 E WASHINGTON ST
ROCKWALL, TX 75087

RESIDENT
205 DIAL
ROCKWALL, TX 75087

RESIDENT
1350 E WASHINGTON
ROCKWALL, TX 75087

RESIDENT
1505 AIRPORT RD
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2024-053: Zoning Change from AG to SF-10

Hold a public hearing to discuss and consider a request by Amanda Dailey for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District bring a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 205 Dial Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 10, 2024 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 16, 2024 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Angelica Guevara
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 16, 2024 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2024-053: Zoning Change from AG to SF-10

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for support or opposition.

Name: [Grey box]
Address: [Grey box]

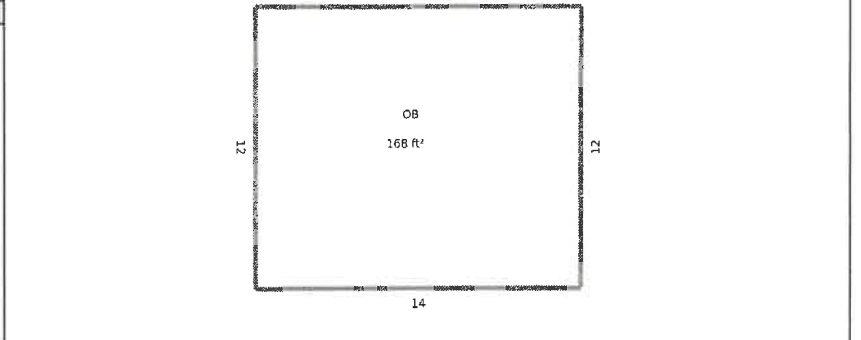
Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PROPERTY ID AND LEGAL DESCRIPTION	OWNER ID, NAME, AND ADDRESS	OWNER ID / %	EXEMPTIONS	TAXING UNITS	VALUES	2024	2025
12214 205 DIAL A0183 G W REDLINE & ABSTRACT N BUTLER, TRACT 3, ACRES 1.474 TYPE: R DBA: GEO ID: 0183-0000-0003-00-0R PROP USE: A1 MAP ID: 2-3 Ref ID1: AS CODE: A0183 MAPSCO: Ref ID2: R12214 SUBTYPE: RES TIF: MKT AREA: N0077-2017 SUB MKT: EFF DATE: LEGAL ACREAGE: 1.4740 ac APPR VAL METHOD: cost-local	DEVENNEY DIANA 2944 PEGASUS DR GARLAND TX 75044	65577 100.00%		CRW 100.00 GRW 100.00 SRW 100.00 CAD 100.00	IMPROVEMENTS LAND MARKET MARKET VALUE SPECIAL USE EXCL APPRAISED VALUE HS VALUE LIMIT CIRCUIT BRKR LIMIT NET APPRAISED	0 150,000 150,000 0 150,000 0 0	314 185,724 186,038 0 186,038 0 6,038 180,000

GENERAL	REMARKS	SKETCH
UTILITIES: R ZONING: Value Demi Hooper TOPOGRAPHY: TAGS: NYL - PVC ROAD ACCESS: P LAST APPR. DT: LAST INSP COMP DT: 2023-09-28 NEXT INSP. DT: 2025-01-01 SUBSET: NEXT REASON: SR REASON NOTES: REDUCE FUNC. SEE SALES LISTING - SR	N/C FOR 2019 PER GL / DEL METAL BN GONE FOR 2016 PER GL/N/C 2014 GL/CHG SITUS FROM AIRPORT RD TO DIAL FOR 08 PER GL	

B#	ISSUE DT	PERM #	TYPE	ACTIVE	EST VAL	APPR	BUILDER COMMENT



INCOME APPROACH DATA	
GBA: 0	UNITS: 0
NRA: 0	RENT: 0

YEAR	APPEAL ID	TYPE	STATUS	PROTESTER	FINL DATE
2023	89042	A	DECA-CAD	DEVENNEY DIANA	2023-07-03
2022	3780	A	DECISION.A	DEVENNEY DIANA	2022-07-07
2020	23177	A	DECA-CAD	DEVENNEY DIANA	2020-06-03

SALES HISTORY				
DATE	TYPE	QUAL	SRC	BUYER

DEED HISTORY					
DATE	TYPE	BOOK/PG	INST #	BUYER	SELLER
1997-06-15	WD	null/182	0	DEVENNEY DIANA	DEVENNEY D
1982-05-24	OT	null/116	0	DEVENNEY D	DUDLEY LEON

IMPROVEMENT VALUATION																IMPROVEMENT DETAIL ADJ			IMPROVEMENT FEATURES							
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE	#	ADJ TYPE	ADJ AMT	ADJ %	DESC	CODE	VALUE
OB	OUT BUILDING	Ind-1	OB3	168	3.00	0	1	1975	1975		*	504	39.00	100.00	100.00	100.00	100.00	0.39	197							
1	OUT BUILDING	12 X 14	STCD: A1	168	Area:	0		Homesite	Y (100.00%)			504	AS Code:	100.00%	Market Area:	100.00%			197							
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																		
	P/UP EXIST OB PER INSPECT & PICTOM FOR 2013 PER GL																									
#	TYPE	DESCRIPTION	MODEL CLASS	AREA	UN	PRC	UNITS	STY	BUILT	YR	COND	VALUE	DEP	PHYS	ECON	FUNC	COMP	ADJ	VALUE							
2	METAL STORAGE	10 X	STCD: A1	100	Area:	0		Homesite	Y (100.00%)			300	39.00	100.00	100.00	100.00	100.00	0.39	117							
	Style:	Finish Out:	100	Quality:	Structure:			Ext. Wall:																		
	P/UP EXIST ST PER INSPECT & PICTOM FOR 2013 PER GL																									

LAND VALUATION														LAND ADJUSTMENTS			PRODUCTIVITY VALUATION							
L#	DESCRIPTION	TYPE	SOIL	CLS	TABLE	SC	HS	METH	DIM	UNIT	PRC	ADJ	M ADJ	VAL SRC	MKT VAL	SEQ	ADJ TYPE	ADJ AMT	ADJ %	AG	USE	TABLE	UNIT	AG VALUE
1	RES SFR NON WF	A1	FACL		MAP 3-3	A1	Yes	AC	1.4740	ac	210000.00	0.600		A	185,724					No			0.00	0
	A										AS Code:	100.00%	Market Area:	100.00%	185,724									0





ROCKWALL PROPERTY CORPORATION,
AN OREGON CORPORATION
VOL. 444, PG. 146
D.R.R.C.T.

1529 E I-30, STE. 103
GARLAND, TEXAS 75043

SURVEY PLAT

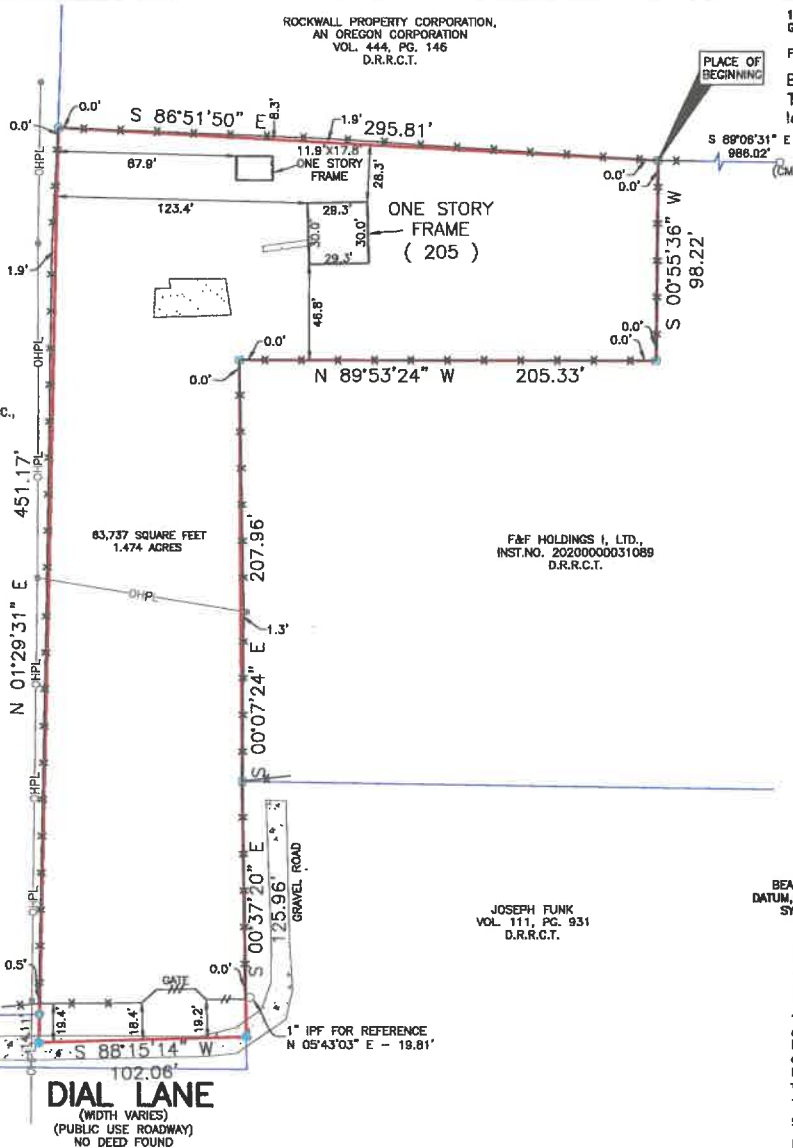


FIRM REGISTRATION NO. 10194388

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 205 DIAL LANE in the city of ROCKWALL Texas.

QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST. NO. 2022000022789
D.R.R.C.T.



F&F HOLDINGS I, LTD.,
INST. NO. 2020000031089
D.R.R.C.T.

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

SW CORNER OF
QUALICO DEVELOPMENTS (U.S.), INC.,
A DELAWARE CORPORATION
INST. NO. 2022000022789
D.R.R.C.T.

DIAL LANE
(WIDTH VARIES)
(PUBLIC USE ROADWAY)
NO DEED FOUND

JOSEPH FUNK
VOL. 111, PG. 931
D.R.R.C.T.

BEING all that certain lot, tract or parcel of land situated in the G.W. Ridlin Survey, Abstract No. 183 and the Nathan Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being a tract of land described in deed to D. Richard Devenney and wife, Diana Devenney, recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post for corner in the South line of Rockwall Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 146 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 2020000031089 (D.R.R.C.T.), being the Northeast corner of said Devenney tract;

THENCE South 00 deg. 55 min. 36 sec. West, a distance of 98.22 feet to a fence post for corner at an all corner of said F&F Holdings I, LTD tract;

THENCE North 89 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.96 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.96 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.06 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Qualico Developments (U.S.), INC., a Delaware corporation, recorded under Instrument No. 2022000022789 (D.R.R.C.T.), and continuing for a total distance of 451.17 feet to a fence post for corner in the East line of said Qualico Developments (U.S.), INC tract, at the Southwest corner of said Rockwall Property Corporation tract;

THENCE South 86 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the PLACE OF BEGINNING and containing 63,737 square feet or 1.474 acres of land.

BEARINGS ARE BASED ON NAD 83
DATUM, TEXAS STATE PLANE COORDINATE
SYSTEM, NORTH CENTRAL ZONE

THIS CERTIFICATION DOES NOT
TAKE INTO CONSIDERATION
ADDITIONAL FACTS THAT AN
ACCURATE TITLE SEARCH AND OR
EXAMINATION MIGHT DISCLOSE.

The plat herein is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements. TITLE AND ABSTRACTING WORK FURNISHED BY N/A

THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 60' USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.

Date: 09-27-2023
G. F. No.: N/A
Job no.: 202308160
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR DREW DEVENNEY

Drawn by: BM REVISED-10-09-2024-CORRECTED LEGAL



LEGEND	
WOOD FENCE ---	IRON FENCE ---
CHAIN LINK ---	WIRE FENCE ---
CM - CONTROLLING MONUMENT	MONUMENTS OF RECORD (MGRY)
1/2" IRON ROD FOUND	1/2" YELLOW-CAPPED IRON ROD SET
1" IRON PIPE FOUND	3/8" IRON ROD FOUND
1" IRON PIPE FOUND	POWER FOR CORNER (N)
--- CABLE	--- ELECTRIC METER
--- CLEAN OUT	--- PE - POOL EQUIP
--- GAS METER	--- POWER POLE
--- FIRE HYDRANT	--- TELEPHONE
--- LIGHT POLE	--- WATER METER
--- MANHOLE	--- WATER VALVE

(UNLESS OTHERWISE NOTED)



[Handwritten signature]

01 CENTRAL DISTRICT

DISTRICT STRATEGIES

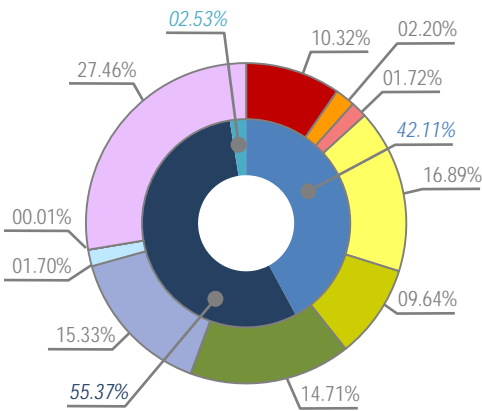
DISTRICT DESCRIPTION

The *Central District* is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- and *City* -- in an east/west direction. The *Ralph Hall Municipal Airport* and several other large public/school facilities are also located within the boundaries of this district.

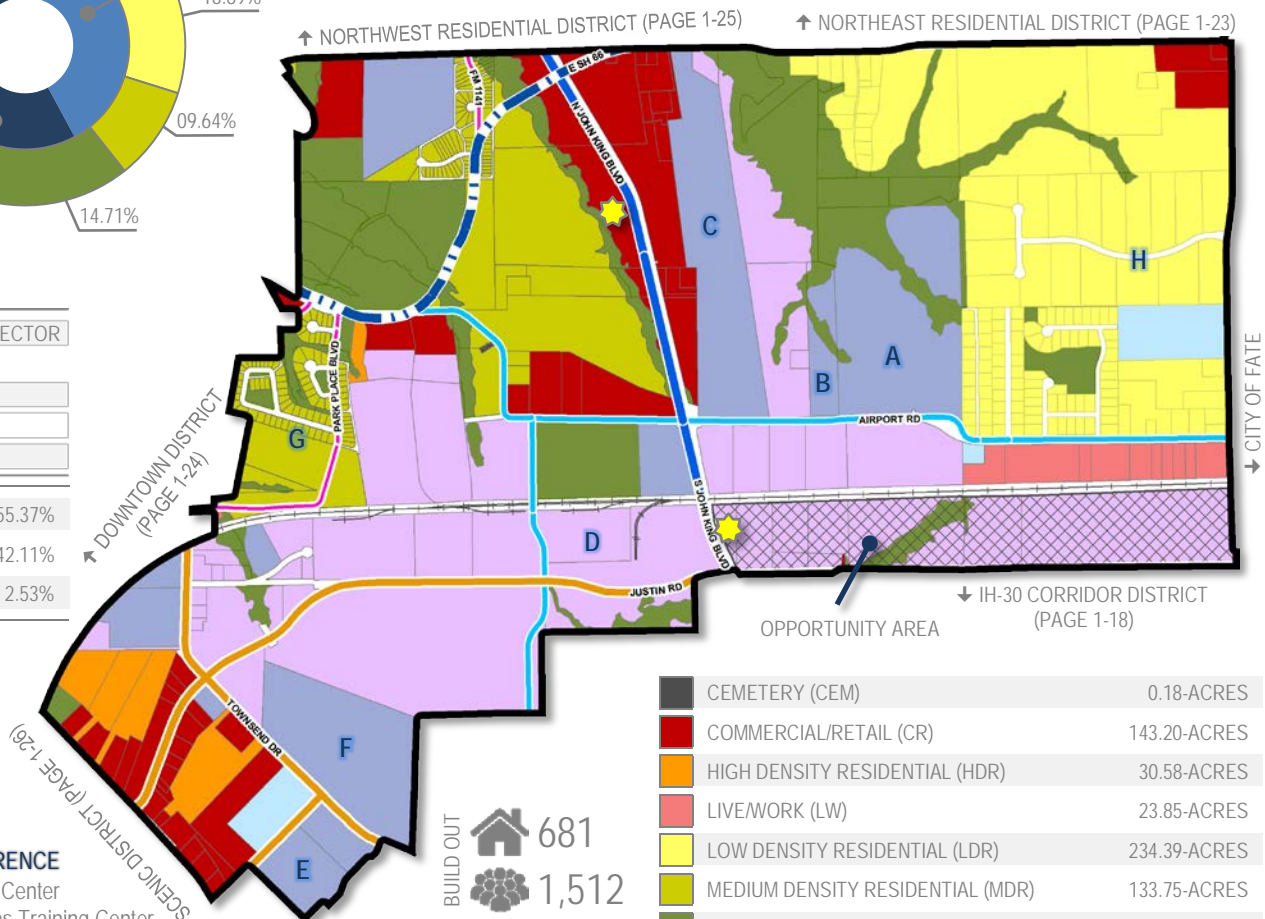
John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon

The *Central District* still has some key vacant and underutilized tracts of land that are anticipated to shape the area moving forward. Taking these areas into consideration the following are the strategies for this district:

- 1 Live/Work.** The live/work designation in this district is intended to provide flexibility for land owners, adjacent to the railroad tracks, to transition their properties -- *when appropriate* -- to low intensity office/retail land uses that are similar in scale and scope to the adjacent residential properties.
- 2 Suburban Residential.** While many of the larger tracts in this area are not large enough to support a master planned community (*which is characteristic of Northern Estates and Northwest Residential Districts*), any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should *not* be smaller than existing *Suburban Residential* lots in this district, but should be comparable in size to newer developments (i.e. *Ridgecrest Subdivision*). In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. *larger lots or a large landscape buffer*) adjacent to the existing subdivision.
- 3 Commercial/Retail Centers.** The commercial/retail centers in this district are intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (i.e. *are more characteristic of neighborhood/convenience centers*); however, areas adjacent to John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses.
- 4 Industrial/Special Commercial Corridor Opportunity Area.** The area south of the railroad tracks that is indicated by a crosshatched pattern represents an opportunity area in the City of Rockwall. Due to its adjacency to the railroad tracks, the land is naturally suitable for *Technology/Industrial* land uses; however, due to the land's adjacency to strategically located parcels along IH-30 the land could be utilized as part of a larger development in the *Special Commercial Corridor*.
- 5 John King Boulevard Trail Plan.** A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.



Color	Category	Percentage
Black	COMMERCIAL	55.37%
Blue	RESIDENTIAL	42.11%
Light Blue	MIXED USE	2.53%
Pink	MINOR COLLECTOR	
Light Blue	M4U	
Orange	M4D	
Dark Blue	P6D	
Dark Blue	TXDOT 4D	



POINTS OF REFERENCE

- A. Animal Adoption Center
- B. Regional Firearms Training Center
- C. Ralph Hall Municipal Airport
- D. Leon Tuttle Athletic Complex
- E. Rockwall County Courthouse
- F. Utley Middle School
- G. Park Place Subdivision
- H. Rolling Meadows Subdivision

BUILD OUT

- House icon: 681
- Flower icon: 1,512

% OF ROCKWALL

- House icon: 1.10%
- Flower icon: 0.82%

CURRENT

- House icon: 220
- Flower icon: 71
- Flower icon: 488

CEMETERY (CEM)	0.18-ACRES
COMMERCIAL/RETAIL (CR)	143.20-ACRES
HIGH DENSITY RESIDENTIAL (HDR)	30.58-ACRES
LIVE/WORK (LW)	23.85-ACRES
LOW DENSITY RESIDENTIAL (LDR)	234.39-ACRES
MEDIUM DENSITY RESIDENTIAL (MDR)	133.75-ACRES
PARKS AND OPEN SPACE (OS)	204.05-ACRES
PUBLIC (P)	212.77-ACRES
QUASI-PUBLIC (QP)	23.65-ACRES
SPECIAL COMMERCIAL CORRIDOR (SC)	0.08-ACRES
TECHNOLOGY/EMPLOYMENT CENTER (TEC)	381.07-ACRES

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 10 (SF-10) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses]	SINGLE FAMILY 10 (SF-10) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna, as an Accessory	(2)	(1)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S

LEGEND:

	Land Use <i>NOT</i> Permitted
P	Land Use Permitted <i>By-Right</i>
P	Land Use Permitted with Conditions
S	Land Use Permitted Specific Use Permit (SUP)
X	Land Use Prohibited by Overlay District
A	Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN SINGLE FAMILY 10 (SF-10) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	SINGLE FAMILY 10 (SF-10) DISTRICT
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 10 (SF-10) DISTRICT FOR A 1.47-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Amanda Dailey for the approval of a *Zoning Change* from an Agricultural (AG) District to Single-Family 10 (SF-10) District for a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in *Exhibits 'A' & 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 10 (SF-10) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 10 (SF-10) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANUARY, 2025.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: December 10, 2024

2nd Reading: January 6, 2025

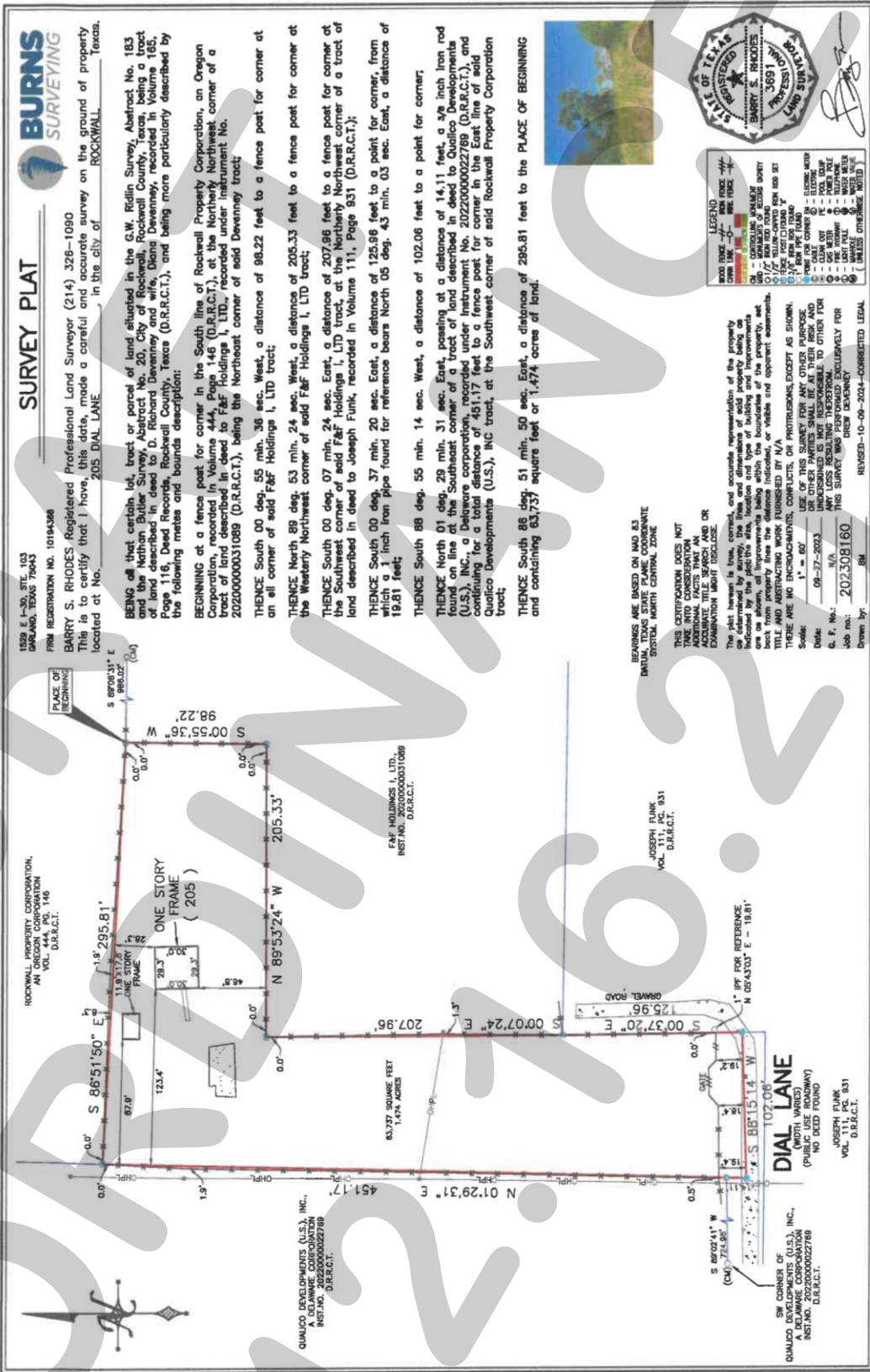
Exhibit 'A':
Location Map

Address: 205 Dial Lane

Legal Description: Tract 3 of the N. Butler Survey, Abstract No. 183



Exhibit 'B':
Survey





DATE: January 13, 2025

TO: Amanda Dailey
817 Marathon Court
Rockwall, TX 75087

FROM: Angelica Guevara
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: Z2024-053; *Zoning Change from Agricultural (AG) District to Single-Family 10 (SF-10) District at 205 Dial Lane*

Mrs. Dailey:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on January 6, 2025. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) Any construction resulting from the approval of this Zoning Change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On December 10, 2024, the Planning and Zoning Commission approved a motion to recommend approval of the Zoning Change by a vote of 6-0, with Commissioner Conway absent.

City Council

On December 16, 2024, the City Council approved a motion to approve the zoning change by a vote of 6-0, with Council Member McCallum absent.

On January 6, 2025, the City Council approved a motion to approve the Zoning Change by a vote of 7-0.

Included with this letter is a copy of *Ordinance No. 25-01*, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
Planning and Zoning Department

CITY OF ROCKWALL

ORDINANCE NO. 25-01

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 10 (SF-10) DISTRICT FOR A 1.47-ACRE TRACT OF LAND IDENTIFIED AS TRACT 3 OF THE N. BUTLER SURVEY, ABSTRACT NO. 183, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' & 'B' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Amanda Dailey for the approval of a Zoning Change from an Agricultural (AG) District to Single-Family 10 (SF-10) District for a 1.47-acre tract of land identified as Tract 3 of the N. Butler Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described and depicted in Exhibits 'A' & 'B' of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 10 (SF-10) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 10 (SF-10) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 03.01, *General Residential District Standards*, and Section 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the zoning described herein;


SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and


SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 6th DAY OF JANUARY, 2025.

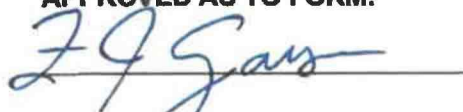

Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary



APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: December 16, 2024

2nd Reading: January 6, 2025

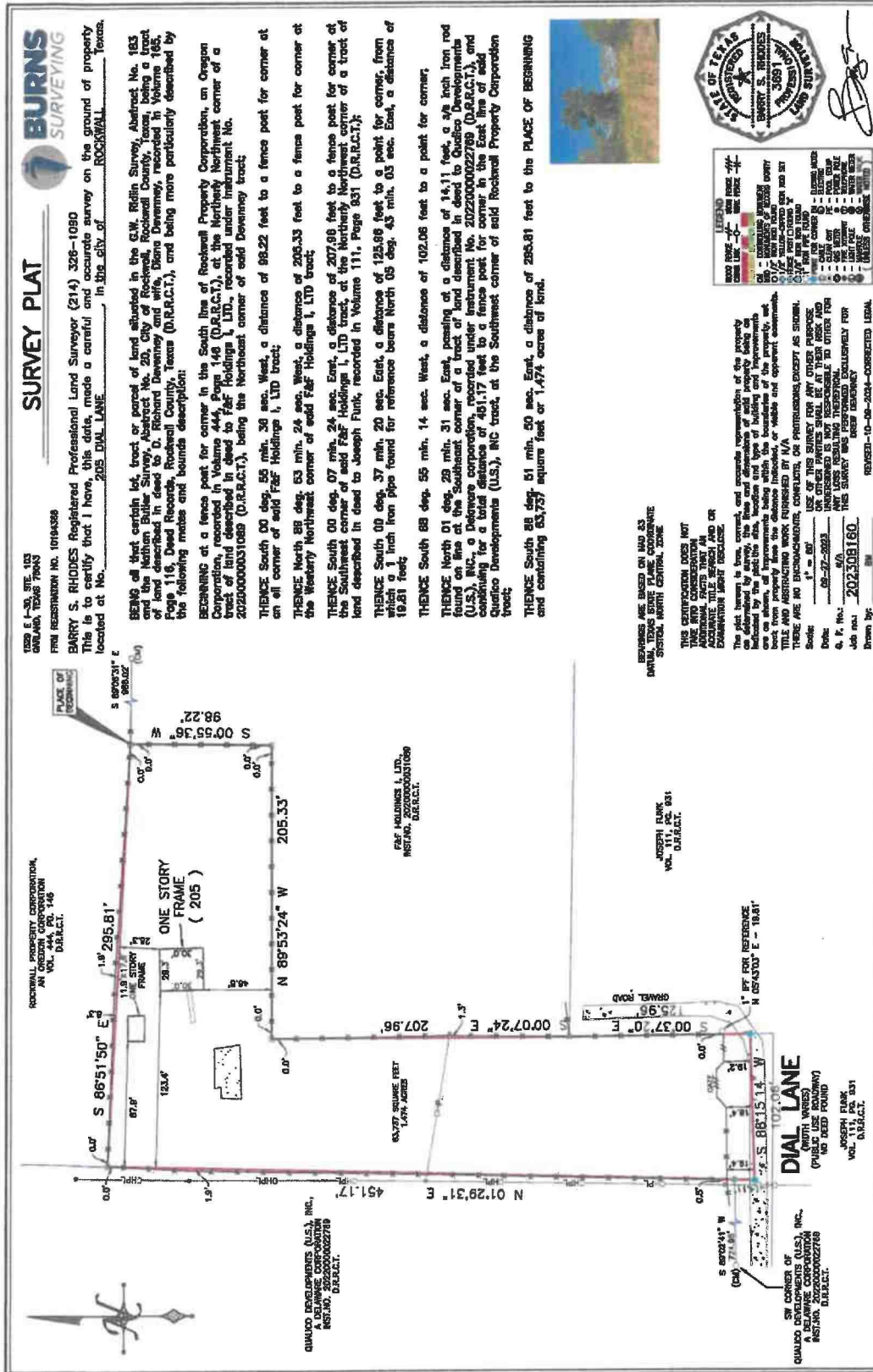
**Exhibit 'A':
Location Map**

Address: 205 Dial Lane

Legal Description: Tract 3 of the N. Butler Survey, Abstract No. 183



Exhibit 'B':
Survey



SURVEY PLAT

1/2829 E I-30, SITE, 103
GARDLAND, TEXAS 75083
FIRM REGISTRATION NO. 10194398

BARRY S. RHODES, Registered Professional Land Surveyor (214) 326-1080
This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 205 DIAL LANE, in the city of ROCKWALL, Texas.

BEING all that certain lot, tract, or parcel of land situated in the E.W. Ridin Survey, Abstract No. 183 and the Nathan Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, being a tract of land described in deed to D. Richard Dennyway, Debra Dennyway, recorded in Volume 142, Page 16, Deed Records, Rockwall County, Texas (D.R.R.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a fence post for corner in the South line of Rockwell Property Corporation, an Oregon Corporation, recorded in Volume 444, Page 148 (D.R.R.C.T.), at the Northerly Northwest corner of a tract of land described in deed to F&F Holdings I, LTD., recorded under Instrument No. 2029000031089 (D.R.R.C.T.), being the Northeast corner of said Dennyway tract

THENCE South 00 deg. 55 min. 30 sec. West, a distance of 98.22 feet to a fence post for corner at an ell corner of said F&F Holdings I, LTD. tract;

THENCE North 88 deg. 53 min. 24 sec. West, a distance of 205.33 feet to a fence post for corner at the Westerly Northwest corner of said F&F Holdings I, LTD. tract;

THENCE South 00 deg. 07 min. 24 sec. East, a distance of 207.88 feet to a fence post for corner at the Southwest corner of said F&F Holdings I, LTD. tract, at the Northerly Northwest corner of a tract of land described in deed to Joseph Funk, recorded in Volume 111, Page 931 (D.R.R.C.T.);

THENCE South 00 deg. 37 min. 20 sec. East, a distance of 125.86 feet to a point for corner, from which a 1 inch iron pipe found for reference bears North 05 deg. 43 min. 03 sec. East, a distance of 19.81 feet;

THENCE South 88 deg. 55 min. 14 sec. West, a distance of 102.08 feet to a point for corner;

THENCE North 01 deg. 29 min. 31 sec. East, passing at a distance of 14.11 feet, a 3/8 inch iron rod found on line at the Southeast corner of a tract of land described in deed to Quimdo Developments (U.S.), Inc., a Delaware corporation, recorded under instrument No. 2022000022789 (D.R.R.C.T.), and continuing for a total distance of 491.17 feet to a fence post for corner in the East line of said Quimdo Developments (U.S.), Inc. tract, at the Southeast corner of said Rockwall Property Corporation tract;

THENCE South 88 deg. 51 min. 50 sec. East, a distance of 295.81 feet to the **PLACE OF BEGINNING** and containing 63,737 square feet or 1.477 acres of land.

BEARINGS ARE BASED ON THE 2011 DATUM, TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE

THIS CORPORATION DOES NOT TAKE INTO CONSIDERATION ADJACENT FACTS THAT MAY AFFECT THE SURVEY OR EXAMINATION LIGHT RECORDS.

The plat herein is true, correct, and accurate representation of the property as surveyed by me, the time and date of survey, the true and accurate bearings and distances of all property lines as indicated by the plat, the site, location and type of buildings and improvements located on the property, the location and type of monuments, and the location of all easements, rights, and interests in the property. TITLE AND ABSTRACTING WORK FURNISHED BY N/A.

THESE ARE MY ENCLOSURES, CORRECTIONS, OR PERMISSIONS, EXCEPT AS SHOWN.

DATE: 09-27-2023
SCALE: AS SHOWN
BY: BARRY S. RHODES
FIRM: BURNS SURVEYING, INC.
JOB NO.: 202308180
DRAWN BY: BR

REVISION: 10-09-2024-CORRECTED LEGAL



Barry S. Rhodes

